







Fern House, 4a Pletts Fold, Grassington, BD23 5AN

Asking Price £249,950

- TWO BEDROOM PERIOD TOWNHOUSE MAISONETTE
- STONE FLAGGED OUTDOOR SEATING AREA
- FLEXIBLE SECOND BEDROOM/ADDITIONAL LOUNGE
- PEACEFUL COURTYARD 30 METRES FROM THE SQUARE
- ALLOCATED OFF STREET PARKING FOR ONE CAR
- PRIVATE GROUND FLOOR ENTRANCE
- ABUNDANT NATURAL LIGHT AND PERIOD FEATURES
- ESTABLISHED HOLIDAY LET WITH EXTENSIVE REVIEWS
- SOLD FULLY FURNISHED AND EQUIPPED
- LONG LEASEHOLD; 25% SHARE IN FREEHOLD OWNING COMPANY

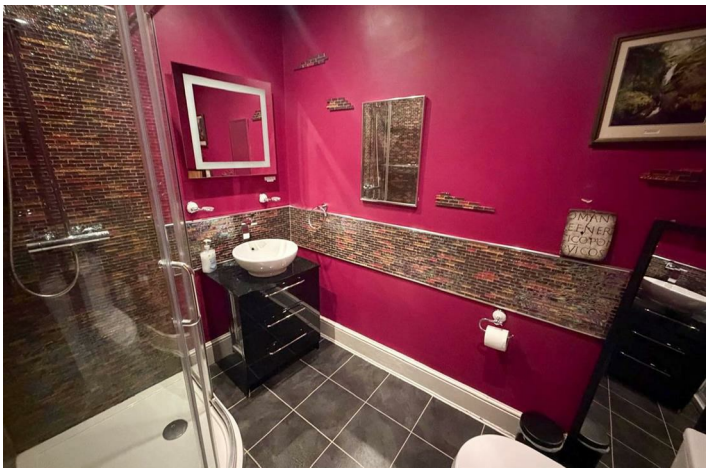
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A hidden gem in the heart of Grassington!
Just 30 metres from the historic cobbled market square, Fern House combines charming period character with light-filled accommodation and a peaceful setting. Complete with private entrance, allocated parking and offered fully furnished, this delightful property is perfect as a permanent home, Yorkshire Dales escape or established holiday let.

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PROPERTY DETAILS

THE ACCOMMODATION

Dating from circa 1866, Fern House retains the decorative plasterwork, archways, timber sash windows, exposed roof timbers and stone fireplaces that give it its individual appeal. Its own panelled entrance door with keypad access opens to the entrance vestibule and stairs.

FIRST FLOOR

A large sash window overlooking the Fold brings daylight into the dining lounge, where a stone fireplace with cast iron interior provides a focal point. The fully equipped breakfast kitchen has beech fronted units and a separate adjoining utility room for laundry and storage. The shower room features a generous twin head shower, mosaic tiling, a bowl basin and vanity storage.

SECOND FLOOR

The principal bedroom benefits from sash and Velux windows, built in storage and a super king size bed that can be configured as twins. With an exposed roof truss and stone fireplace, the second bedroom includes both a convertible armchair single bed and double sofa bed and can also serve as an additional lounge. Gas fired central heating serves the property.

LIFE IN GRASSINGTON

From the quiet fold, it is a short walk to Grassington's cobbles market square, with its independent shops, cafes, traditional inns and restaurants. In the heart of the Yorkshire Dales National Park, Grassington is also known as Darrowby in Channel 5's All Creatures Great and Small. The surrounding Wharfedale countryside offers walks along the River Wharfe and beyond.

OUTSIDE

The allocated off-street parking space is within the gravelled courtyard. A stone flagged seating area in front of the accommodation provides space to sit outdoors, with established planting and screened bin storage.

AN ESTABLISHED HOLIDAY LET

Fern House has welcomed guests for approximately a decade and has developed an excellent reputation for its location, comfort and parking. Four years of accounts and occupancy statistics, including the 2026 forecast are available through the agent for interested purchasers. The furnishings and equipment are included; continuation of the letting operation is subject to the necessary transfer arrangements and compliance requirements.

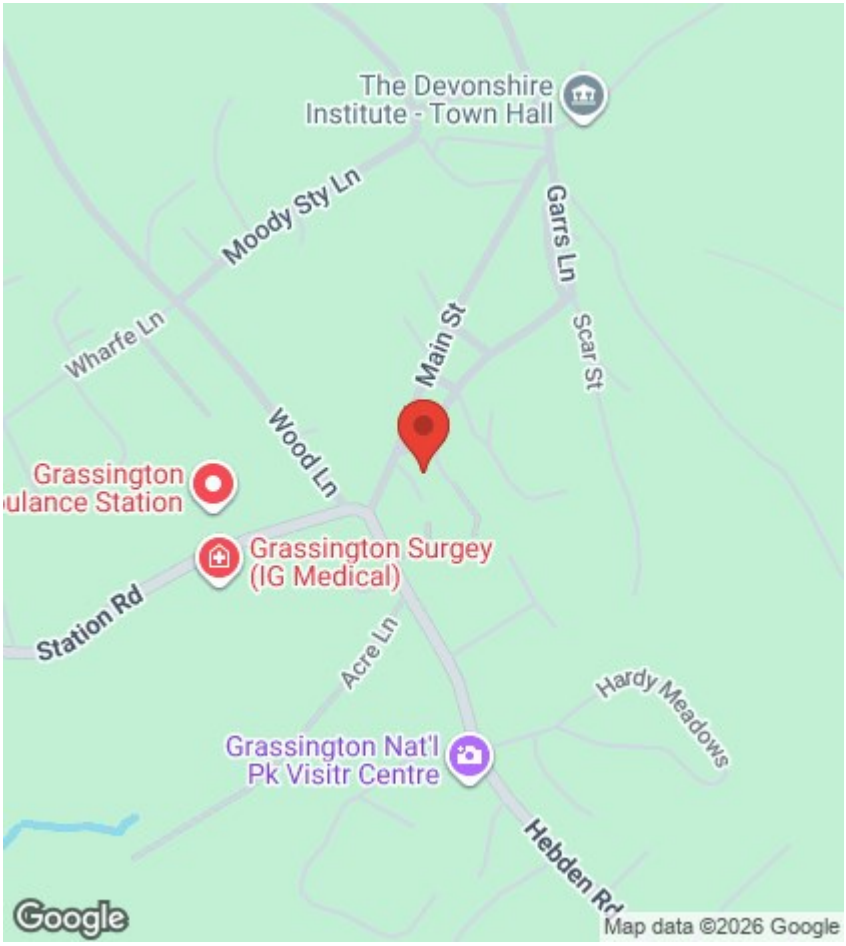
ADDITIONAL INFORMATION

Tenure and annual charges: Long leasehold, together with a 25% share in Pletts Fold Management Company, which owns the freehold of the building (comprising 4 flats) and the whole of the Pletts Fold courtyard.

The current agreed annual contribution is £450, covering buildings insurance and contributions towards minor communal repairs and maintenance. No ground rent is payable.

Currently benefitting from 100% business rates relief, with a separate refuse collection charge. Future eligibility for relief depends on the purchaser's circumstances and the applicable rules.

The property's exceptional reviews can be found on Vrbo, booking.com and Airbnb.

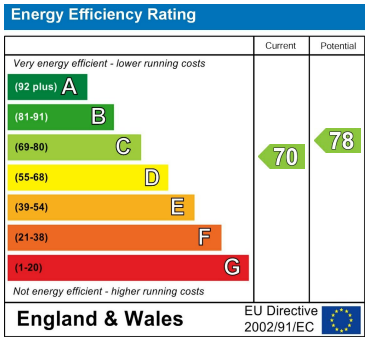


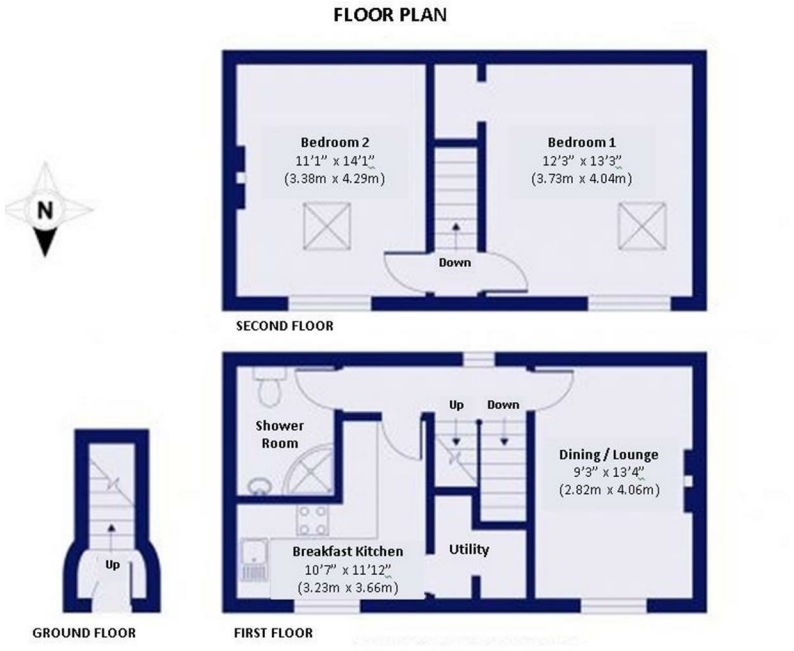
Viewings

Viewings by arrangement only. Call 01756 753341 to make an appointment.

EPC Rating:

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APPROX. GROSS INTERNAL FLOOR AREA 745 SQ FT 69.2 SQ METRES

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