

HUNTERS®

EXCLUSIVE

Woodside, Grassington

Price £785,000

Property Images



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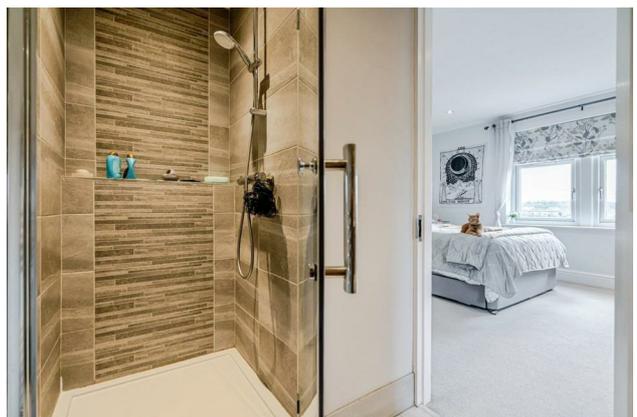
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Ground Floor



First Floor

Lower Ground Floor

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Located in the charming village of Grassington Skipton, North Yorkshire, this splendid Edwardian house offers a perfect blend of traditional character and modern living.

Situated on the tranquil Grass Wood Lane, the property enjoys a peaceful setting on the outskirts of Grassington, with delightful views over the surrounding farmland, moorland and the ancient Grassington Woods.

Spanning over 2300 square feet, this generously sized home boasts inviting reception rooms, open-plan living spaces and fantastic views, all ideal for both relaxation and entertaining.

The property features a 2 storey extension and a superb single storey extended living-dining-kitchen at the rear, with delightful views, and including a spacious granny annex.

The main house / living space features a vaulted large open-plan extension with under-floor-heating incorporating a living-dining-kitchen with an extensive range of modern high gloss units and work surfaces, integrated appliances including an induction hob and eye-level oven / grill, microwave, dishwasher, hot-water-tap; and with a living-dining area enjoying a delightful outlook onto fields and Grassington Woods through multi-fold-doors. There is a raised al fresco dining area immediately off the kitchen.

A utility room keeps the laundry out of the way! and a rear hall is ideal for hanging coats and outdoor gear.

Multi-fold doors lead from the living-dining-kitchen to the living room with wood-burning-stove and fine views, and the front entrance hall has a WC and an entrance lobby.

One of the standout features of this home is the thoughtfully designed annex wing, which presents an excellent opportunity for accommodating parents, family members, or even as a potential Air BnB rental. This versatile space enhances the property's appeal, making it suitable for a variety of living arrangements and has a dining-kitchen, double bedroom, bathroom and living room with wood-burning-stove and fine views.

The property features 5 well-proportioned double bedrooms and a 6th single bedroom / office, providing ample space for family and guests alike. With three bath / shower rooms, convenience and comfort are assured for all residents.

Outside, there is a detached double garage plus driveway parking for around 8 vehicles. A raised fore-garden leads to the front entrance lobby. At the rear, a landscaped garden features stone built steps to a raised dining / entertaining area with the most spectacular views.

The location is particularly advantageous, being in close proximity to the village cricket club, which adds to the community spirit of the area. The house is just a short, pleasant walk into the village square and an abundance individual shops, pubs, restaurant's, cafes, mini-market, doctors, dentist and much more.

This property is a rare find, combining the charm of a solid period home with the practicality required for modern family life. Whether you are looking for a peaceful retreat or a vibrant family home, this residence is sure to impress.

On-Line-Bullett-Points

- **5 double bedrooms plus 1 single bedroom & 2 en-suites • Large granny annex / Air BnB with kitchen, double bedroom & living room • Superb extended open-plan living-dining-kitchen • Views across pastures and the ancient Grassington Wood • Double garage, plus parking for 8 vehicles • Located on the quiet Wood Lane • Near village cricket club • Over 2300 sq ft of living space + garage • No forward chain • Short walk to Main Street**