



CRAG VIEW, ANLEY, SETTLE
£850,000





CRAG VIEW, ANLEY, SETTLE, BD24 9JU

Substantial four double bed roomed period, extended family residence located in a stunning position on the edge of Settle.

Standing within outstanding, large, mature, landscaped gardens with detached double garage/workshop.

The property was constructed in 1820 as the laundry to Anley Hall but has been renovated and extensively extended and refurbished by the current owners to an incredibly high standard and specification.

Currently the house offers nearly 3000 ft² of well planned accommodation which flows to provide a unique and enviable home.

Quality fixtures and fittings throughout including kitchen and utility room by H&M of Ingleton, quality bathroom/en suites, oak staircase, under floor heating on ground floor and double glazed windows.

Spacious light and airy accommodation with superb views to the front towards Settle hills, ample parking, mature garden with feature central steps, rose garden, orchards and wooded area with mature trees.

Decorated and presented to an exceptionally high standard, ready for immediate occupation.

A real gem of a house which has to be viewed to be fully appreciated.

Situated approximately one mile from the centre of town.

Settle is a busy and popular market town standing within stunning countryside on the edge of The Yorkshire Dales National Park.

The town has all local amenities such as independent shops, cafes, public houses, recreational facilities, Victoria Hall theatre and schools including primary school, secondary school and Giggleswick public school.

There are transport links via the famous Settle Carlisle railway to Skipton, Leeds and Carlisle and a regular bus service to Skipton and Kirkby Lonsdale.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Kitchen, Utility Room, Dining Room, Lounge, Cloakroom, Study, Rear Hallway, 2nd Lounge/Snug.

First Floor

Landing, Master Bedroom with En Suite, Dressing Room, Bedroom 2 with En Suite, 2 Further Double Bedrooms, House Bathroom.

Outside

Extensive mature Grounds, Parking Area, Detached Double Garage/Workshop, Patio Areas, Central Steps, Rose Garden, Lawns, Vegetable Garden, Woodland Area, Orchard, Summer House, Sheds.



ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

7'8" x 24'4" (2.33 x 7.41) plus 4'8" x 3'3" (1.42 x 0.99)

Central hallway with part glazed external door and upvc double glazed side windows, feature oak staircase with glass balustrade to the first floor, open ceiling, flagged floor, upvc double glazed window.



Kitchen:

12'4" x 24'7" (3.75 x 7.46)

Large family room with extensive range of modern kitchen units designed by H & M Kitchens of Ingleton, base units with complementary granite worksurfaces, wall units, dual fuel Britannia Stove in recess with extractor hood, 1 ½ bowl sink with mixer taps and Quooker taps, built in AEG dishwasher, tall larder units, tall built in fridge, carousel corner unit, island unit with granite worksurface, built in Siemens microwave, 2 upvc double glazed windows to the front with views, flagged floor throughout, bi-folding double glazed doors with access to the rear garden, space for large table, gas stove in recess fireplace with stone surrounds, recessed spotlights.





Utility Room:

14'8" x 9'6" (4.47 x 2.89)

Extensive range of H & M of Ingleton base units with granite worksurfaces, Belfast sink with mixer taps, wall units, upvc double glazed mullioned window, plumbing for washing machine, bespoke cupboard housing gas fired central heating boiler and under floor heating, bespoke broom cupboard, side external entrance door, boot cupboard, flagged flooring.



Dining Room:

14'7" x 11'2" (4.44 x 3.40)

Upvc double glazed side window, gas stove in recess, double glazed door to the lounge, oak flooring.

Lounge:

20'3" x 15'0" (6.17 x 4.57)

Light room with 2 upvc double glazed side windows, oak double glazed bi-folding door with access to the rear garden, flame effect gas fire with stone fireplace on stone hearth, wall lights, oak flooring.



Cloakroom:

8'7" x 8'2" (2.61 x 2.48)

Off the central hallway, base units with complementary granite worksurfaces, Belfast sink with mixer taps, upvc double glazed window, recessed spotlights, tall cloaks cupboard, flagged flooring.



WC:

3'7" x 7'2" (1.09 x 2.18)

Off the cloakroom with low flush WC, vanity wash hand basin, upvc double glazed window, flagged flooring, tiled walls, wall mirror/light.

Office/Study:

10'5" x 14'4" (3.17 x 4.36)

With upvc double glazed window, flagged flooring, part glazed inner doors, built in cupboard.



Second Lounge:

14'8" x 10'2" (4.47 x 3.09)

Upvc double glazed mullioned window with views, oak flooring, electric wall mounted fire, glazed inner door.

Rear Hallway:

3'3" x 22'4" (0.99 x 6.80)

Part glazed external side entrance door with fan light over, flagged floor, recessed spotlights, access to main hallway.



FIRST FLOOR:

Landing:

Spacious landing (bridge) 2 Velux roof lights, vertical radiator, oak/glass balustrade, access to 4 bedrooms and house bathroom, 2 large eaves store cupboards, additional store cupboard/equipment room.





Master Bedroom 1: Rear

15'7" x 13'9" (4.75 x 4.19) plus 3'6" x 8'4" (1.06 x 2.54)

Large room with double glazed mullioned arched gable window, upvc double glazed window, wall lights, radiator, part open ceiling.



Dressing Room:

8'1" x 5'2" (2.46 x 1.57)

Range of built in units, hanging space, shelves etc.

En Suite Bathroom:

8'3" x 5'6" (2.51 x 1.67)

3-piece white bathroom suite comprising P-bath with shower over off the system, low flush WC, vanity wash hand basin, upvc double glazed window, vertical radiator, tiled walls, recessed spotlights.



Bedroom 2:

11'8" x 13'8" (3.55 x 4.16)

Large dual aspect double bedroom with upvc double glazed mullioned arched window, upvc double glazed gable window, radiator.





En Suite Shower Room:

6'9" x 5'9" (2.05 x 1.75)

With shower enclosure with drencher shower off the system, low flush WC, vanity wash hand basin, vertical radiator, upvc double glazed window, recessed spotlights, tiled walls.



Dressing Room:

6'9" x 4'8" (2.05 x 1.42)

Range of H & M fitted draws, hanging space.

Bedroom 3: Front

14'7" x 10'0" (4.44 x 3.04)

Double bedroom with upvc double glazed mullioned arched window with views, radiator, wall lights, walk in wardrobe with hanging space and shelves, wall lights.



Bedroom 4:

10'2" x 14'7" (3.09 x 4.44)

Double bedroom dual aspect, upvc double glazed rear window, upvc double glazed window, radiator, walk in wardrobe with hanging space and shelves, wall lights.





House Bathroom:

9'1" x 10'6" (2.76 x 3.20)

Very well-appointed bathroom with 5-piece white suite, comprising freestanding bath with tower side taps, double bowled vanity wash hand basins with cupboards, low flush WC, large shower enclosure with drencher shower off the system, upvc double glazed arch window, tiled walls, recessed spotlights.



OUTSIDE:

Fantastic well-tended mature gardens, comprising gated entrance to private tarmacked parking/turning area, mature hedged frontage and walled boundaries.

Formal box hedged front garden area, rear paved entertaining/sitting area.

Large central stone steps up to Rose Garden then to raised lawn area with mature shrubs and trees.

Electric car charging point.





Double Garage: 18'4" x 17'5" (5.58 x 5.30)

With two doors electrically operated, power, light, and water.





Workshop: 10'6" x 8'1" (3.20 x 2.46)



Summer house with views, mature trees/woodland area and wildflower garden, orchard, vegetable garden, green house, Rhododendron walk and herbaceous border.



**Directions:**

Leave Settle on the A65 towards Skipton, go under the railway bridge, after approximately 400 yards Cragg View is situated on the righthand side.

Tenure:

Freehold with vacant possession on completion

What3words:

Zinc Breathing Slogans

Services:

Mains electric, gas, and water, newly installed private drainage system.

Internet/Mobile Coverage:

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage.

Flooding:

[Check for flooding in England - GOV.UK](#) shows that the chance of flooding is very low.

Viewing:

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

Purchase Procedure:

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

Marketing:

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.

N.B. No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

N.B. Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

Local Authority:

North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'F'



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1655 sq.ft. (153.8 sq.m.) approx.



1ST FLOOR
1446 sq.ft. (134.4 sq.m.) approx.



TOTAL FLOOR AREA: 3102 sq.ft. (288.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Interplan ©2025



 **rightmove.co.uk**
The UK's number one property website



www.tpos.co.uk

Market Place
Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

settle@neilwrightstateagents.co.uk

King's Arms Buildings
15 Main Street High Bentham
Lancaster LA2 7LG

Tel: 015242 62458

bentham@neilwrightstateagents.co.uk

These particulars are intended only to give a fair description of the property as a guide to prospective purchasers accordingly, a) their accuracy is not guaranteed and neither Neil Wright Associates Ltd nor the vendor(s) accept any liability in respect of their contents, b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the accuracy of any statements or information in these particulars.