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Home Farm, Gargrave

Price £390,000

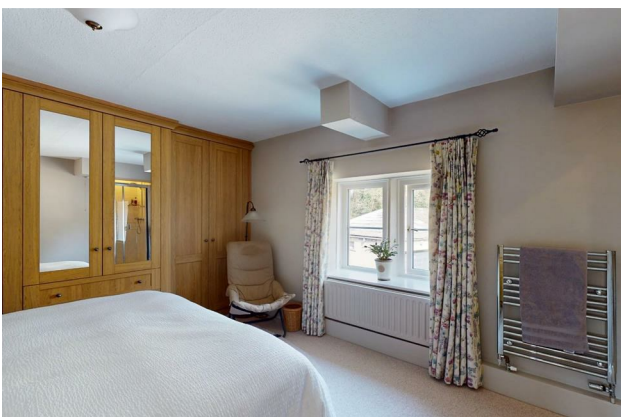
Property Images



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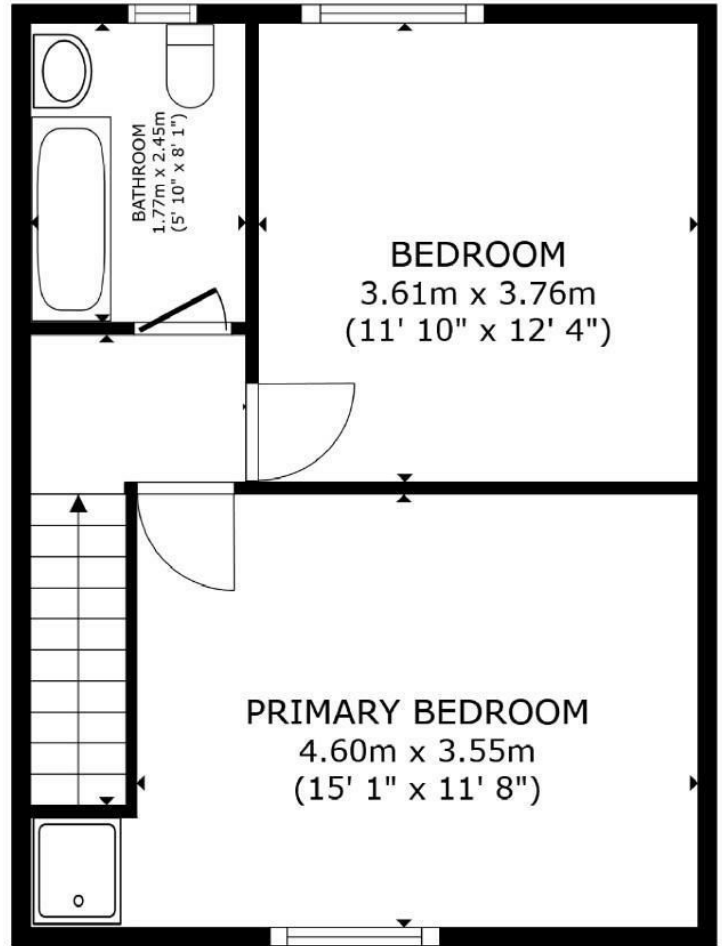
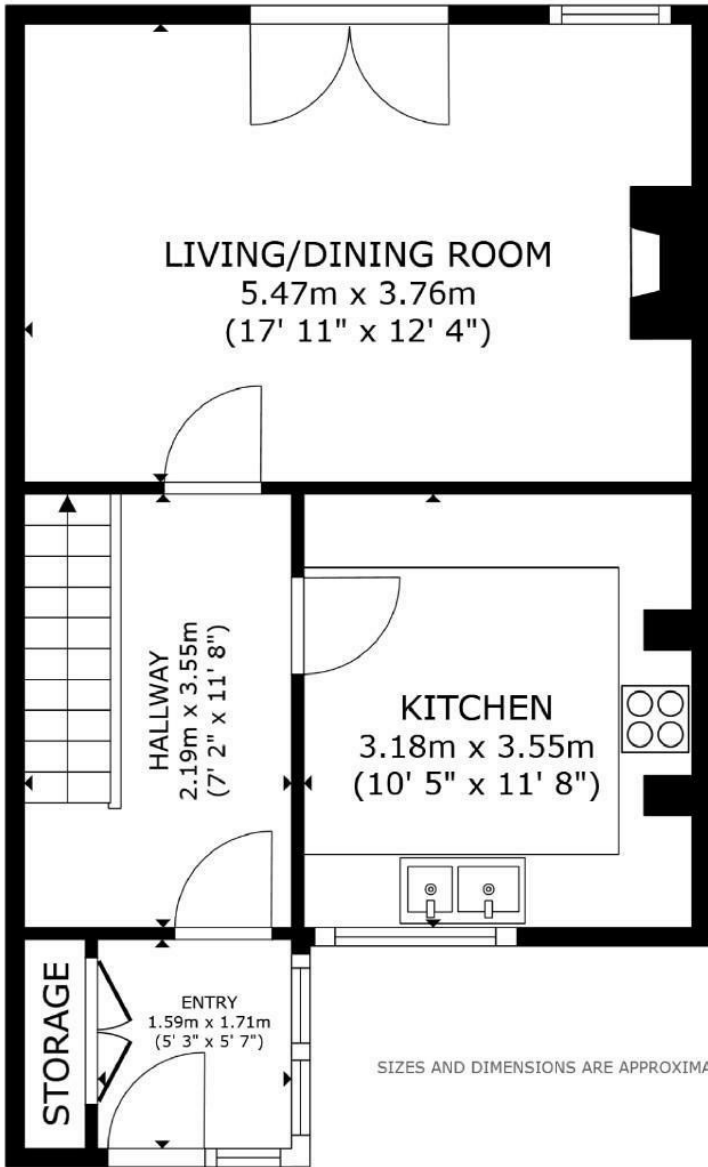
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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Located in a quiet backwater in the sought after village of Gargrave, Skipton, this charming mid-terrace country cottage off Mark House Lane offers a delightful retreat for those seeking tranquility and a connection with nature.

The property is beautifully presented and boasts a serene location adjacent to a gentle stream, perfect for wildlife enthusiasts. There is no passing traffic and just a handful of premium properties make up Home Farm.

A short walk to all the fabulous facilities that Gargrave has to offer including a train station with excellent links to all major towns & cities.

On entering the reception hall, you are welcomed into a spacious living-dining room, which features French doors that open onto a well-stocked and landscaped private garden providing a delightful view of the stream and visiting wildlife, creating a peaceful atmosphere for relaxation. The living area is enhanced by surround sound speakers, space for a dining suite, and a coal effect gas fire makes for cosy evenings.

The breakfast-kitchen features a traditional gas-fired AGA and an excellent range of bespoke solid wood units. It includes two integrated fridges, and a dishwasher, ensuring that all your culinary needs are met with ease.

On the first floor, the principal bedroom is a true highlight, featuring a built-in shower cubicle and high-quality Strachan fitted furniture, providing both style and functionality. The second bedroom offers a delightful view over the garden and stream, making it a lovely space for rest. The bathroom has a white 3 traditional style 3 piece suite, and underfloor heating.

The fully boarded loft space houses a regularly serviced gas fired boiler which is controlled by a thermostat in the bedroom below.

Outside, the property benefits from a dedicated parking space and a single garage, adding convenience to this already appealing home. A delightful and sunny landscaped rear garden runs alongside a gentle stream, and there is a hard-landscaped fore-garden leading to the front porch.

This cottage is not just a house; it is a sanctuary that combines comfort, charm, and a unique connection to the natural world. This property is a must-see for anyone seeking a peaceful lifestyle in a beautiful setting.

Buyer & Seller Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers and sellers to the contract. These checks are carried out through SmartSearch, and we make a charge of £30.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

On-Line-Bullet-Points

- **One of the most delightful settings we have visited**
 - **Perfect tranquil, yet village location**
- **A superbly presented period cottage with modern facilities**
 - **Garage & parking**
 - **Attractive rear garden backing onto a gentle stream**
 - **Bespoke solid timber kitchen with AGA**
 - **Living-dining room with French doors / amazing outlook**
- **2 double bedrooms, one with a shower & Strachan furniture**
 - **Period style bathroom with under-floor heating**
 - **Short stroll to all Gargrave's excellent facilities**