







Low Mill House Old Mill Lane, Grassington, Skipton, BD23 5BX

Asking Price £1,250,000

- EXCEPTIONAL 5 BED STONE BUILT FORMER MILL
- DIRECTLY ADJOINING THE BANKS OF THE RIVER WHARFE
- DETACHED DOUBLE GARAGE
- OPEN PLAN LIVING/DINING/BREAKFAST KITCHEN
- CLOSE TO GRASSINGTON
- BEAUTIFULLY LANDSCAPED GARDENS
- PERIOD CHARM AND CHARACTER
- GENEROUS OFF ROAD PARKING
- SPECTACULAR SUNROOM
- BOOK YOUR VIEWING NOW

2 Garrs Lane, Grassington, North Yorkshire, BD23 5AT
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Low Mill House, Old Mill Lane, Grassington, BD23 5BX

A truly exceptional five bedroom stone-built former mill, believed to date back to the 1590s, set within beautifully landscaped gardens and enjoying an idyllic waterside position. A charming stream meanders through the grounds, while the rear of the property directly adjoins the banks of the River Wharfe, offering breathtaking views across the water and open countryside beyond. With generous off road parking and detached double garage.

5 2 2 E

Council Tax Band: G







PROPERTY DETAILS

A truly exceptional five bedroom stone-built former mill, believed to date back to the 1590s, set within beautifully landscaped gardens and enjoying an idyllic waterside position. A charming stream meanders through the grounds, while the rear of the property directly adjoins the banks of the River Wharfe, offering breathtaking views across the water and open countryside beyond.

Lovingly owned for over 30 years, the current custodians have meticulously renovated and extended the home to an outstanding standard. The result is a seamless blend of historic character and refined modern living—exposed beams, stonework, and period charm enhanced by high-quality finishes throughout. This is a home of rare distinction, worthy of the finest interior design publications, and opportunities to acquire such a unique property are few and far between.

The accommodation is arranged over several spacious and versatile levels, revealing a home that continues to impress at every turn. A cobbled driveway provides generous parking alongside a detached double garage, setting the tone for what lies beyond.

Upon entering, a welcoming and spacious hallway with elegant Italian tiled flooring leads to the principal living areas. There is a luxury cloakroom. The magnificent sitting room enjoys dual-aspect windows that frame the stunning surroundings, complete with window seats and a striking stone fireplace with recessed stove—perfect for cosy evenings.

At the heart of the home lies an impressive open-plan living, dining, and breakfast kitchen. Designed for both everyday living and entertaining, it features bespoke cabinetry, integrated appliances, Italian tiled flooring, and a central island, all complemented by an abundance of natural light from multiple windows.

The lower ground floor offers an inviting and characterful living space with exposed beams, oak panelling, and another feature fireplace. From here, step into the spectacular sunroom, seemingly suspended above the water, where uninterrupted views create a truly tranquil setting. A private office with equally inspiring views and oak detailing provides the perfect work-from-home retreat. This level also includes a fourth bedroom, additional shower room and a practical utility room with direct garden access.

A further lower level reveals a games room/bedroom 5 with exposed stonework, flagged floors, vaulted ceilings and excellent storage rooms, ideal for leisure and entertaining.

Upstairs, the first floor hosts a generous landing leading to a luxurious principal suite. This serene space enjoys stunning views, bespoke fitted furniture, a dressing area, and an elegant en suite bathroom. Two further double bedrooms, both with

fitted furniture and exposed beams, are served by a stylish house shower room.

Externally, the gardens are nothing short of enchanting—thoughtfully landscaped across different levels with lawns, mature planting, and patio areas designed to make the most of the surroundings. The gentle sound of the stream and the proximity to the river create a peaceful and private haven.

Despite its secluded feel, the property is just a short distance from the heart of Grassington, with its charming square, independent shops, cafés, and traditional pubs. The area offers excellent countryside walks, a well-regarded primary school, and convenient transport links. The market town of Skipton is approximately nine miles away, providing broader amenities and connections to major business centres.

For those seeking a truly special home—one that combines history, beauty, and an exceptional setting—this is a rare opportunity to own a property that may only come to market once in a lifetime.















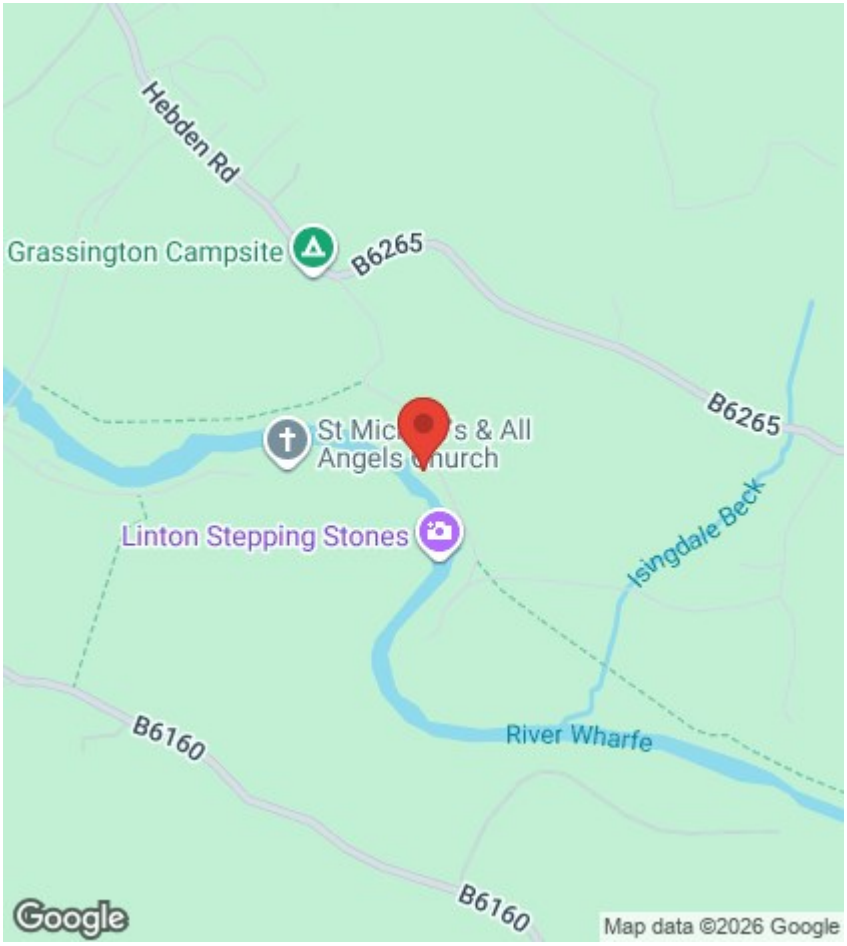










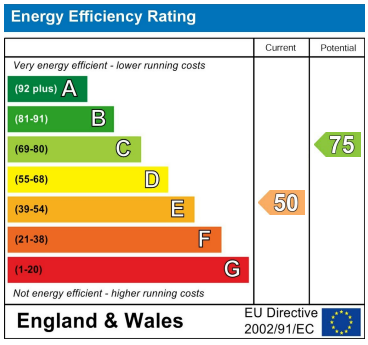


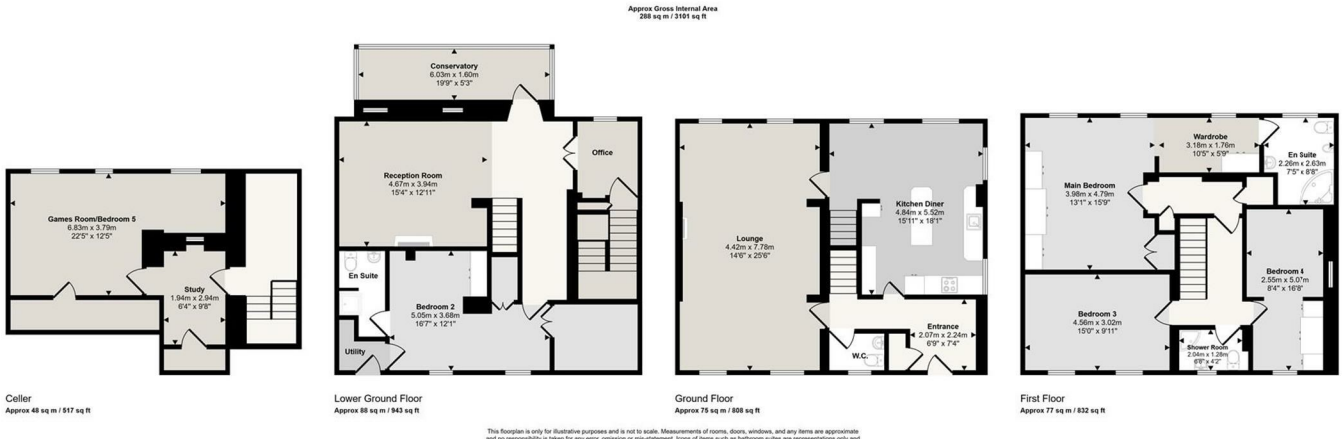
Viewings

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

EPC Rating:

E





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