

HOLLY BANK

£665,000

Giggleswick, BD24 0AP

Situated in the heart of this picturesque Conservation Area village, an impressive attached period property with ancillary accommodation, a short walk into the market town of Settle.

Meticulously and comprehensively refurbished since the current owners' purchase in 2000, the spacious and sun-filled accommodation is beautifully and stylishly presented. Hall, sitting room, breakfast kitchen open to dining room, laundry/utility room, principal bedroom suite with bathroom and dressing room, two further double bedrooms and a family shower room. Second floor attic rooms. Low maintenance foregarden and terraced rear garden. One private parking space and a second divorced designated space. Currently utilised as a holiday let, an attached self-contained one bedroom cottage with foregarden and on street parking.

With a close knit local community and great for accessibility as well as having the glorious Yorkshire Dales on your doorstep, it's a fabulous place to live.





Welcome to **HOLLY BANK**

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Giggleswick is a small, picturesque village situated to the northwest of the market town of Settle, with the River Ribble dividing the two. It is home to well-renowned independent Giggleswick School and has a primary school, Church of St Alkelda, the Harts Head Hotel, the Black Horse Inn and the Richard Whiteley Theatre. Giggleswick is a well-deserved Conservation Area with many old and historic buildings.

Close by is the bustling market town of Settle offering a full range of commercial, educational and recreational amenities. There's Settle College, doctor's surgery, dentists' surgeries, independent shops as well as a branch of regional favourite Booths supermarket and a Boots Chemist. There's also a weekly market held in the central square. If you fancy eating out then it's got everything from long established cafes like Ye Olde Naked Man, to welcoming Dales pubs and restaurants. The town offers a comprehensive range of groups and societies, for sport lovers, a swimming pool, 9 hole golf course nestling in a bowl at the foot of Giggleswick Scar, bowling, cricket, football and rugby clubs and also U3A (University of the Third Age) an international movement whose aims are the education and stimulation of mainly retired members of the community.

If you're a lover of the great outdoors then could there really be a better place? The beauty of this area is all around, stunning fells and crags. There are great footpaths locally and for the more adventurous the famous Three Peaks are nearby with easy access to Ingleborough, Pen-y-Ghent and Whemside. Why stop there? You've the whole of the fabulously scenic Yorkshire Dales National Park to explore as well as the nearby Lake District and Forest of Bowland National Landscape. Opportunities abound to get out in the fresh air and explore the countryside.

In terms of accessibility you've easy access onto the A65 for travel to Yorkshire, Lancashire and Cumbria.

There are two train stations close by - on the famous Settle to Carlisle line you can catch a train here and be in Leeds for a day's work and from Giggleswick, you can take a train to Lancaster on the West Coast mainline. From here there are direct services to all the major cities as well as Manchester Airport.

For travel further afield - it's also ideally placed for using Leeds Bradford airport (35.1 miles), Manchester airport (68.1 miles by car) and Liverpool Airport (77.4 miles).

Let us take you there....travelling from Kirkby Lonsdale along the A65, after passing The Courtyard Dairy on the A65 take the first turning left onto the B6480 signposted Settle and Giggleswick. Continue into Giggleswick and turn right after the Harts Head Hotel, proceed down Belle Hill and turn left onto Bankwell Road. Holly Bank is the second property on the left.

What3words reference: ///seeing.vibrates.nuns







Impressive and charming period house with ancillary accommodation

Formerly a boarding house for Giggleswick School, along with neighbouring Belle Orchard, Holly Bank stands well within the heart of this sought-after ancient village.

The current owners purchased the property in 2000 and since then, have undertaken a comprehensive and sympathetic refurbishment of the property. They also created a delightful one bedroom self-contained cottage, currently utilised as a holiday let.

The accommodation is set over three floors with a GIA of c. 2715 sq ft (252.2 sq m) excluding Holly Cottage and offers beautifully and stylishly presented interiors, well-maintained and immensely light, sun-filled spaces.

Character features remain (oak and walnut herringbone floors, panelled window reveals with working shutters, Adam style fireplace, decorative corning, picture rail, panelled doors, staircase with oak handrail to name a few) and these sit charmingly alongside modern appointments to create a wonderful, modern family home with additional income source.

Let us walk you round...

Come on in through the front door with transom window and into a **vestibule**. A part glazed door leads into the **hall** with understairs cupboard and built-in shelved cupboard.

Off the hall is the **sitting room** - this spacious and stylish room has a gas stove set on a granite hearth, inset shelving and a range of fitted cupboards and drawers to one wall.

Across from the sitting room is the **breakfast kitchen and dining room**. The kitchen is comprehensively fitted with painted oak base and wall units, pantry and a housekeeper's cupboards, granite worktops and integral appliances comprising a refrigerator, dishwasher and a combination oven/microwave. A two oven cream Aga is set into a recess with mantle over and white herringbone tiling. Open to the kitchen is the dining room, with built-in drinks cupboard.

Backing up the kitchen is the **utility/laundry room** with base and wall units, granite worktops, sink unit and space for a washing machine and tumble dryer. The boiler is also housed in here.

The staircase leads up to a **half landing** with tall arched window. Off here is the attractively appointed **family shower room** with walk-in shower and wash basin set on a console table. The staircase continues to the main landing with built-in linen cupboard.

Off the landing are three double bedrooms: enjoying a lovely outlook to the front, the generous **principal bedroom suite** has a dressing room and is open to the bedroom. There is also a three piece en suite bathroom with an elliptical shaped bath and wash basin set on a console table.

Bedroom 2, also has attractive views and has an understairs cupboard and built-in wardrobe. Bedroom 3 is at the rear and overlooks the garden terrace.

An enclosed staircase leads up the second floor with two **attic rooms**. The first room has cruck beams and three skylight windows, the second has a small window. The attic is ideal for a hobbies room/playroom and storage or upgraded to additional bedroom space.

Outdoor space

To the front, a gated entrance with steps, central path, lavender borders and gravel gardens with inset planting. There is side access as well as access from the utility/laundry room to the rear garden. Steps with wrought iron railings lead up to an elevated private garden with flagged and gravel areas.

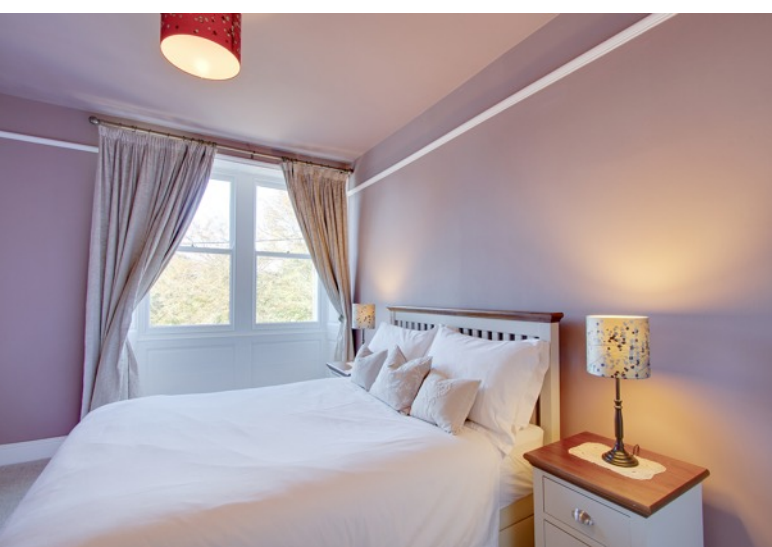
Parking

There will be two parking spaces - a private space to the northwest of the house (shown on the sale plan), and a second designated space off Belle Hill to the north. This space will be located within a third party property with the necessary rights granted to park on this area.

Holly Bank Cottage - 476 sq ft (44.2 sq m), EPC rating - F

A delightful, attached, self contained cottage, currently used as a successful holiday let. This is also ideal for visiting family and friends, a dependent relative or for Assured Periodic Tenancies. Alternatively, the accommodation could be incorporated into the main house subject to obtaining the relevant consents.

Access is to the side with door into an **open plan living/dining kitchen** with oak ceiling beams and lintels. The kitchen is fitted with base and wall units, an electric oven, halogen hob, integral washer/dryer and space for an under counter refrigerator. There is a wood burning stove set on a flagged hearth with stone lintel. A small inner hall with half return staircase leads to the first floor landing with a three piece bathroom and a double bedroom with built-in cupboard. Outside is a gravel garden to the front with flag path, separate gated access and on street parking.



Services and specifications

- Mains electricity, gas and drainage
- Mains metered water
- Gas central heating in Holly Bank
- Chesneys gas stove in the sitting room in Holly Bank
- Electric heating with a wood burning stove in Holly Bank Cottage
- Fibre optic broadband connected
- Double glazed sash windows
- Kitchen in the main house by Tom Howley
- Heated towel rails/radiators in the en suite bathroom with heated towel rails in the house shower room and cottage bathroom
- External power point in the rear garden
- External lighting
- External water tap to the rear





Holly Bank Cottage



Holly Bank Cottage



The finer details

Council Tax

Holly Bank is currently banded E for Council Tax purposes. The cottage is rated for small business use. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

North Yorkshire Council

W: www.northyorks.gov.uk

Please note

- Included in the sale: carpets, curtains, blinds and light fittings and integrated refrigerator and dishwasher in the main house and washer/dryer in the cottage.
- Freehold, with vacant possession on completion

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 their address. These can be provided in the following ways: by calling into the agent's 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 agent's offer procedure.

Holly Bank, Giggleswick, BD24 0AP

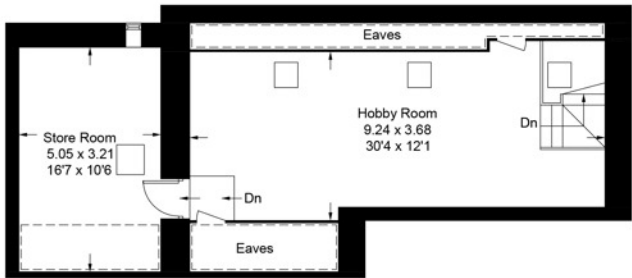
Approximate Gross Internal Area = 252.2 sq m / 2715 sq ft
Holly Bank Cottage = 44.2 sq m / 476 sq ft
Total = 296.4 sq m / 3191 sq ft
(Including Eaves)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1341585)

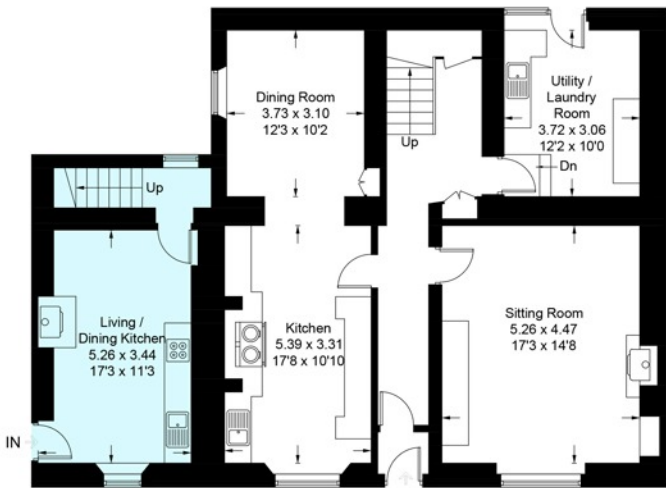


■ = Holly Bank Cottage

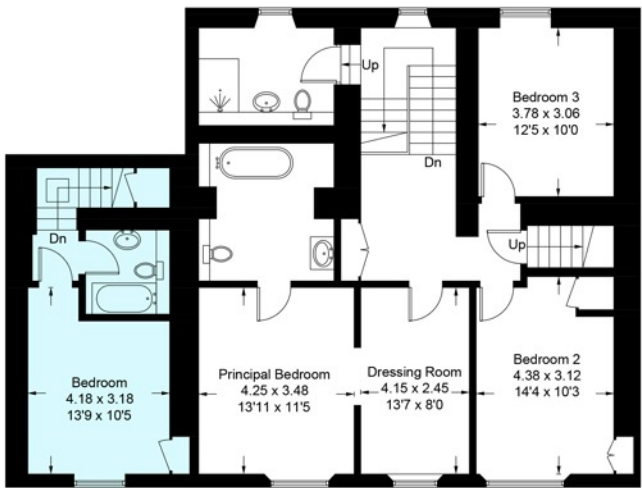
□ = Reduced headroom below 1.5m / 5'0"



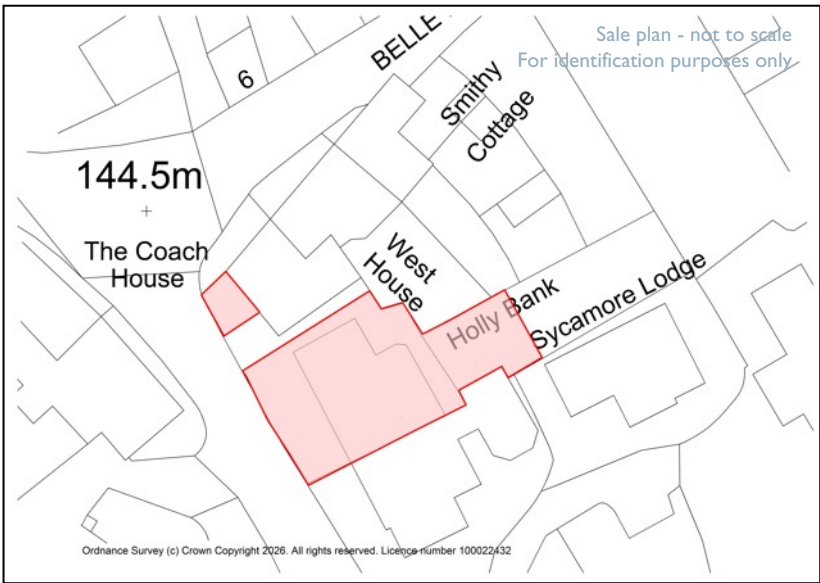
Second Floor



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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