



## 2 Sedber Lane, Grassington, Skipton, BD23 5LQ

**Asking Price £625,000**

- FOUR DOUBLE BED SEMI DETACHED
- LIVING/DINING/KITCHEN SPACE WITH BIFOLD DOORS
- UTILITY ROOM
- CONTEMPORARY HOUSE BATHROOM
- OPEN COUNTRYSIDE VIEWS
- PRIVATE PARKING WITH EV CHARGE POINT
- GROUND FLOOR W.C
- EN SUITE SHOWER ROOM
- PRIVATE ENCLOSED REAR GARDEN
- CLOSE TO AMENITIES

## 2 Sedber Lane, Grassington, Skipton, BD23 5LQ

This exceptional four double bedroom, stone-built, semi-detached residence offers private parking, beautifully landscaped gardens and much, much more. Early viewing recommended as it won't be around for long!



Council Tax Band: F



## PROPERTY DETAILS

Standing within beautifully landscaped gardens that seamlessly adjoin open fields, this exceptional four double bedroom, stone-built, semi-detached residence has been meticulously transformed by the current owners into a refined and contemporary home of remarkable style and balance.

Positioned on Sedber Lane, just moments from the heart of Grassington, one of the most sought-after villages within the Yorkshire Dales National Park, the property perfectly combines rural tranquillity with convenient access to boutique shops, cafés, restaurants and local amenities.

From the moment you step through the front door, the quality of design and attention to detail are immediately apparent. A spacious and thoughtfully designed entrance hall provides elegant storage for coats and shoes, complemented by a stylish cloakroom.

The heart of the home is the magnificent open-plan living, dining and kitchen space — a truly impressive environment created for modern family life and sophisticated entertaining. The kitchen features striking two-tone cabinetry, Silestone work surfaces, an inset sink, integrated appliances and carefully considered feature lighting. The space flows effortlessly into the dining and living areas, where contemporary radiators and engineered oak flooring enhance the clean, modern aesthetic.

Expansive bi-fold doors open directly onto the garden, inviting the outside in and framing delightful views across open fields. Double sliding doors lead to a beautifully appointed sitting room, ensuring a seamless connection between reception spaces. A recessed fireplace with a wood burning stove provides a warm and inviting focal point.

A well-equipped utility room, finished with built-in cabinetry, a Belfast sink and tiled flooring, offers excellent practicality with access to both sides of the property. Part of the former garage has been cleverly converted to enhance the internal living space, while retaining valuable storage.

To the first floor, a striking split-level landing with a feature ceiling and Velux window creates a light-filled space, perfect for a home office or reading area.

The principal bedroom enjoys bespoke fitted furniture and a luxurious en-suite shower room. Three further generously proportioned double bedrooms offer lovely views; each finished to an exceptional standard. A contemporary house bathroom with quality fixtures and underfloor heating, serves the additional bedrooms.

Externally, the property continues to impress. There is private parking for two vehicles, an EV charge point, along with a generous storage area.

The rear garden is a particular highlight — a glorious and private sanctuary bordered by open countryside. A paved seating terrace provides the perfect setting for al fresco dining, while manicured lawns with beech hedge offer both privacy and a haven for wildlife. The uninterrupted outlook across neighbouring fields enhances the sense of peace and exclusivity.

Sedber Lane enjoys a peaceful yet highly convenient setting within walking distance of the vibrant centre of Grassington. The village offers a range of independent shops, coffee houses, traditional inns and restaurants, alongside excellent transport links and reputable schools.

Renovated and reimagined to an exceptional standard, this substantial and beautifully balanced home is presented in true move-in condition. For discerning purchasers seeking contemporary luxury within an idyllic Dales setting, this is a rare and compelling opportunity.



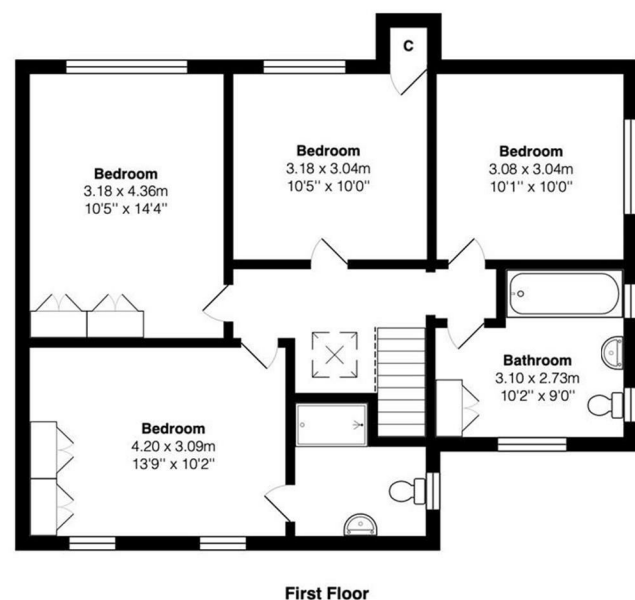
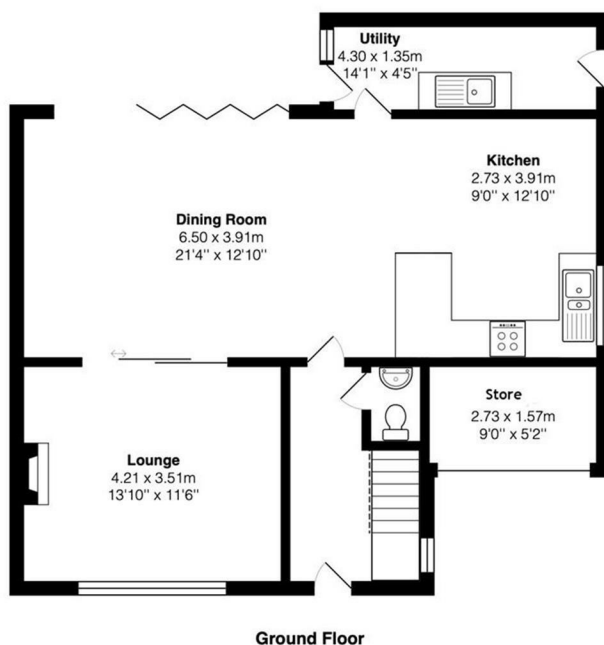
## Viewings

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

## EPC Rating:

C

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 76      | 85                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



Total Area: 141.3 m<sup>2</sup> ... 1520 ft<sup>2</sup>

All measurements are approximate and for display purposes only