



15 RAINES COURT, GIGGLESWICK
£585,000





15 RAINES COURT, GIGGLESWICK, BD24 0BY

Outstanding four bedroom stone built conversion property located in a fantastic position within the popular Raines Court development near to the centre of Giggleswick Village.

The property offers spacious, well planned accommodation extending to approximately 2592 ft² (240 m²) laid over three floors.

Originally converted in 2001, the property has been upgraded to an incredibly high standard with good eye for detail and quality fixtures and fittings throughout including bespoke joinery, well blended and balanced between original features and modern day design.

Decorated to a high standard with double glazed windows and gas fired central heating.

Ready for immediate occupation with no onward chain.

Ideal property for a family with lots of room to spread out and ideally located for schools being within walking distance of the village primary school, Giggleswick private School and Settle High School.

Pleasant, enclosed, landscaped rear gardens and parking to the front for two vehicles.

The property commands superb views to the front and rear.

Well worthy of internal and external inspection to fully appreciate the size, layout, position and the overall quality.

Giggleswick is a popular village situated adjacent to the market town of Settle on the edge of The Yorkshire Dales National Park.

The village has three public houses, a church, schools and playing fields with a wider range of facilities available in Settle.

Sitting within dramatic, scenic countryside with transport links via Giggleswick station to Leeds, Skipton and Lancaster and from Settle Station to Leeds, Skipton and Carlisle on the famous Settle to Carlisle line.

ACCOMMODATION COMPRISES:

Lower Ground Floor

Entrance Hall, Bedroom 4, Cinema Room, Home Office, Utility Room, Shower Room, Stores.

Ground Floor

Hallway, Lounge, Cloakroom/WC, Kitchen Diner, Family Room

First Floor

Landing, Master Bedroom, En Suite Bathroom, 2 further Bedrooms, House Bathroom

Outside

Forecourt Parking for 2 Vehicles, Enclosed Landscaped Rear Gardens.



ACCOMMODATION:

LOWER GROUND FLOOR:

Entrance Hall:

External entrance door, 2 double glazed windows, Steps down to lower ground floor, staircase up to the hallway.



Bedroom 4:

15'4" x 9'8" (4.67 x 2.81)

Double glazed window, radiator, built in cupboard housing electrics.



Shower Room:

8'8" x 4'6" (2.65 x 1.36)

Shower enclosure with shower off the system, WC with hidden cistern, vanity wash hand basin, tiled walls recessed spotlights.





Utility Room:

12'0" x 6'5" (3.67 x 1.96)

Base units with complementary worksurfaces, Belfast sink with mixer taps, double doored broom cupboard, integral NEFF washing machine, recessed spotlights.



Home Office:

12'2" x 6'7" (3.71 x 2.00)

Built in office desk, recessed spotlights.



Cinema Room:

17'1" x 9'5" (5.20 x 2.87)

With recessed spotlights, currently utilised as a cinema room but could be a playroom.



GROUND FLOOR:

Hallway:

Access to the lounge, kitchen diner and family room, staircase to the first floor, high coved ceilings.





Cloakroom/WC:

7'5" x 2'8" (2.25 x 0.82)

WC with hidden cistern, wash hand basin, vertical radiator, tiled floor, recessed spotlights.

Kitchen Diner:

18'2" x 10'4" (5.54 x 3.16)

Base units with complementary quartz worksurfaces, wall units, island unit with quartz worksurface, larder unit, double bowl butler sink with mixer taps, built in fridge, built in electric oven, NEFF induction hob, Faber extraction hood, space for table, coved ceiling, tiled floor, radiator, double glazed window, half glazed door and side panel.



Family Room:

7'10" x 13'0" (2.38 x 3.96)

Open to the kitchen, tiled floor, wall lights, access to the hallway.





Lounge:

21'0" x 18'6" (6.40 x 5.63)

Large L shaped room, dual aspect with 2 double glazed windows, high coved ceiling, Everhot stove in recess on flagged hearth, wood mantle, wall lights, bulkhead store cupboard, radiator.



FIRST FLOOR:

Landing:

Very spacious landing with access to 3 and house bathroom, double glazed window with shutters, radiator, loft access, cupboard housing gas fired central heating boiler, large, shelved bulkhead store.



Bedroom 1:

18'4" x 12'5" (5.59 x 3.78)

Large double bedroom, dual aspect, 2 double glazed windows with shutters, high ceiling, radiator.





En Suite Bathroom:

6'6" x 6'5" (1.99 x 1.66)

Large shower enclosure with shower off the system, wall mounted wash hand basin, vertical radiator, WC with hidden cistern, tiled floor, tiled walls, recessed spotlights.



Bedroom 2: to the rear

18'3" x 10'5" (5.55 x 3.17)

Double bedroom, double glazed window with shutters, radiator.



Bedroom 3:

12'10" x 7'2" (3.91 x 2.19)

Double glazed window with shutters, radiator.





House Bathroom:

6'11" x 5'9" (2.12 x 1.76)

Bath with shower over off the system, WC with hidden cistern, wall mounted wash hand basin, vertical radiator, tiled walls, tiled floor, recessed spotlights.



OUTSIDE:

Rear garden with gravelled area, raised lawn, mature trees, shrubs and rear access to lane.



**Directions:**

Leave the Settle bypass turning right onto Brackenber Lane, at the mini roundabout go straight on to Raines Road, after approximately 400 yards turn left into Raines Court.

Tenure:

Leasehold with vacant possession on completion. The new owners will become members of Raines Court (Giggleswick) Ltd who own the freehold and control the service charges and running and management of the building via a managing agent. There is a service charge of £100.00 per month.

Services:

All Mains services are connected to the property.

Please note the electric Evershot stove is not included in the sale but may be available by separate negotiation.

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 risk 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:**

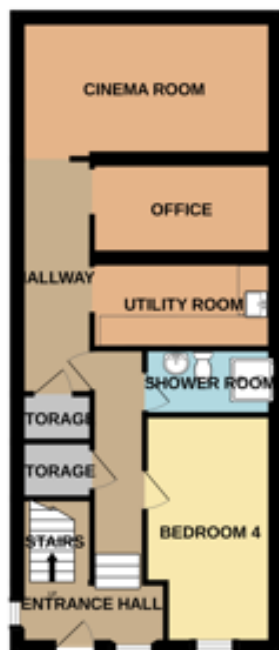
North Yorkshire Council
1 Belle Vue Square
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SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'F'

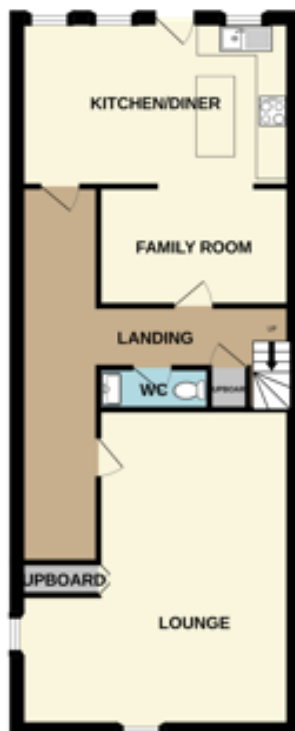
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



BASEMENT



GROUND FLOOR



1ST FLOOR



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.
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