



15 Raines Court

£585,000

Guide Price



15 Raines Court, Raines Road,
Giggleswick, Settle, BD24 0BY

INGHAM & YORKE



FOR SALE

PROPERTY TYPE

🏠 Town House

BEDROOMS

🛏️ 4

BATHROOMS

🚿 3

Key features

- An impressive four-bedroom, three-bathroom home, arranged over three floors and finished to a high standard throughout.
- The heart of the home is a bespoke kitchen, seamlessly integrated into an open-plan kitchen, dining and living space, ideal for both everyday living and entertaining.
- An internal viewing is highly recommended to fully appreciate the generous proportions and flexible layout this property offers.
- The property benefits from a private rear garden and off-street parking for two vehicles,
- Situated within the sought-after Raines Court development, conveniently located close to the centre of Giggleswick and within comfortable walking distance of Settle.
- NO CHAIN



Originally converted in 2001, this exceptional residence has been meticulously curated by the current owner to create a home of considerable character, quality and refinement. Thoughtful architectural detailing, bespoke joinery and high-quality cabinetry are evident throughout, resulting in a beautifully balanced blend of timeless elegance and modern functionality.

The welcoming entrance hall immediately sets the tone, featuring extensive bespoke storage with integrated seating, coat hooks and overhead cabinetry, and providing access to both the ground and lower ground floors.

The lower ground floor offers a superb degree of versatility, thoughtfully arranged to include a guest bedroom, contemporary shower room, bespoke utility room with integrated appliances, a cinema or playroom and a dedicated home office. This level is ideally suited to multi-generational living, home working or hosting guests in comfort and privacy.

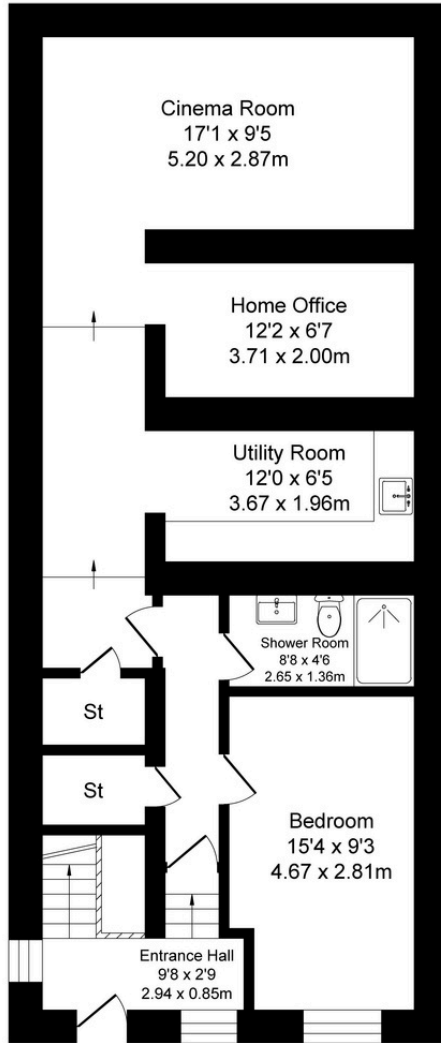
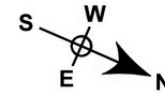
The principal living accommodation is arranged on the ground floor, where a generously proportioned sitting room enjoys tall ceilings, elegant Georgian-style windows and long-distance views. A carved stone fireplace with a modern Everhot fire forms a striking focal point, creating a warm yet sophisticated entertaining space.



Rains Court, Giggleswick

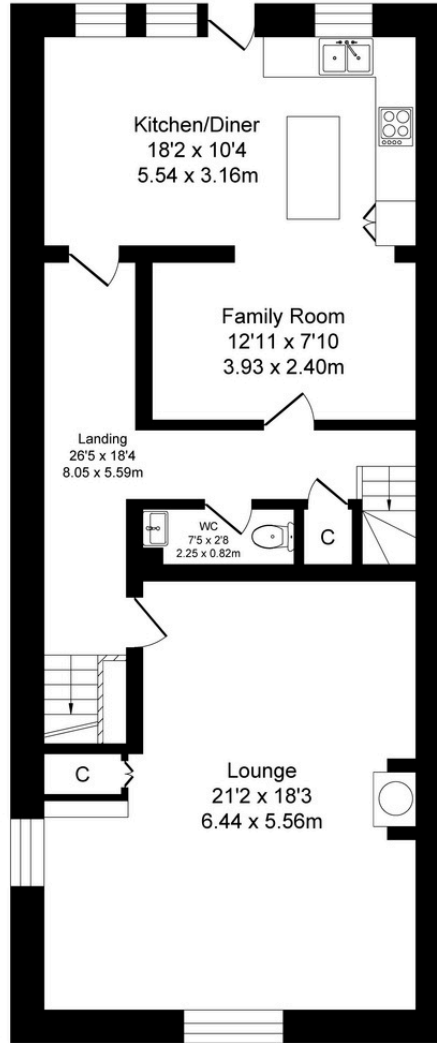
Total Approx. Floor Area 2592 Sq.ft. (240.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



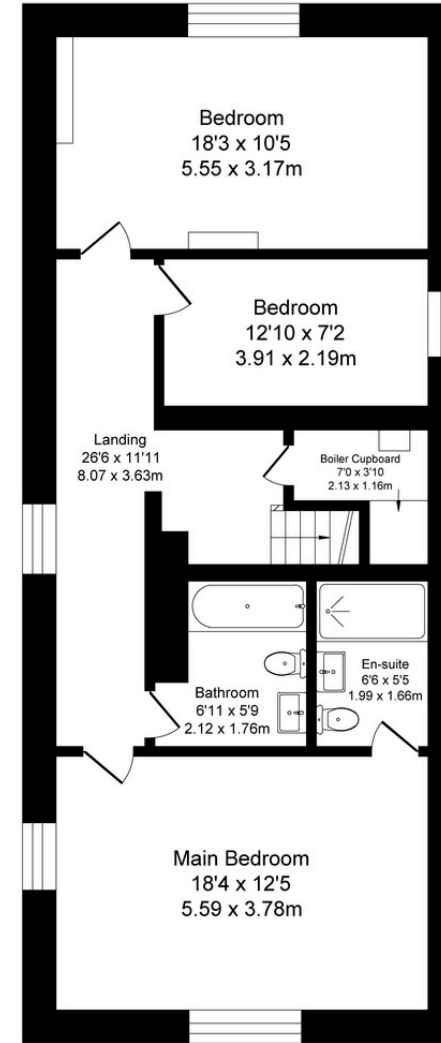
Lower Ground Floor

Approx. Floor Area 864 Sq.Ft (80.3 Sq.M.)



Ground Floor

Approx. Floor Area 864 Sq.Ft (80.3 Sq.M.)



First Floor

Approx. Floor Area 864 Sq.Ft (80.3 Sq.M.)

To the rear of the property lies the outstanding bespoke kitchen, designed as the true heart of the home. Featuring custom-crafted solid wood cabinetry, quality work surfaces, a central island and a full range of integrated appliances, the space flows seamlessly into open-plan dining and informal seating areas, perfectly suited to both everyday living and entertaining. A stylish cloakroom completes this level.

The first floor provides three further bedrooms, including two generous doubles and a well-appointed single bedroom. The principal suite enjoys an en-suite shower room and far-reaching views towards the dramatic limestone scars. A contemporary family bathroom and discreet storage areas complete the accommodation.

Externally, the property benefits from a shared forecourt with visitor parking, along with two private parking spaces to the front. To the rear, the landscaped garden is arranged over two tiers, with a flagged patio providing an ideal setting for outdoor dining and relaxation.

Situated within the highly sought-after Dales village of Giggleswick, the property enjoys access to a range of local amenities including public houses, a church, primary school and the renowned Giggleswick School. The neighbouring market town of Settle offers a wider selection of shops, services and leisure facilities, together with direct rail connections on the celebrated Settle-Carlisle line.





Council Tax: Band F

Energy Performance Certificate: Energy Rating 'C'

Local Authority: North Yorkshire Council, Civic Centre, St Lukes Avenue, Harrogate, HG1 2AE. Tel:0300 131 2131

Method of Sale: Private Treaty. If there is a high level of interest best and final offers may be sought.

Money laundering regulations and compliance: The Monday Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 state Ingham and Yorke LLP are required to undertake due diligence checks on prospective purchasers prior to any offer being accepted. Any prospective purchasers looking to offer on the property will be required to provide photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) with their offer.

Plans, area and schedules: Plans provided in these particulars are based on Ordnance Survey, Promap and Land Registry digital mapping. Information is provided for reference purposes only. The purchaser must satisfy themselves as to the description of the property and any errors or mistakes shall not annul the sale nor entitle any party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

Services: The property benefits from mains electricity, gas, water and drainage. Please note that these services have not been tested by Ingham & Yorke LLP. It is the responsibility of the purchaser to satisfy themselves of the presence and working condition.

Title & Tenure: The property is for sale leasehold with vacant possession on completion of sale. The new owners automatically become a member of Raines Court (Giggleswick) Ltd, who own the freehold, and control the service charge, running and management of the building through the managing agents. There is a monthly service charge of £100 which covers building insurance, window cleaning, and external maintenance. The property is not subject to a third party company owning the lease and no ground rent is paid.

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		



Directions

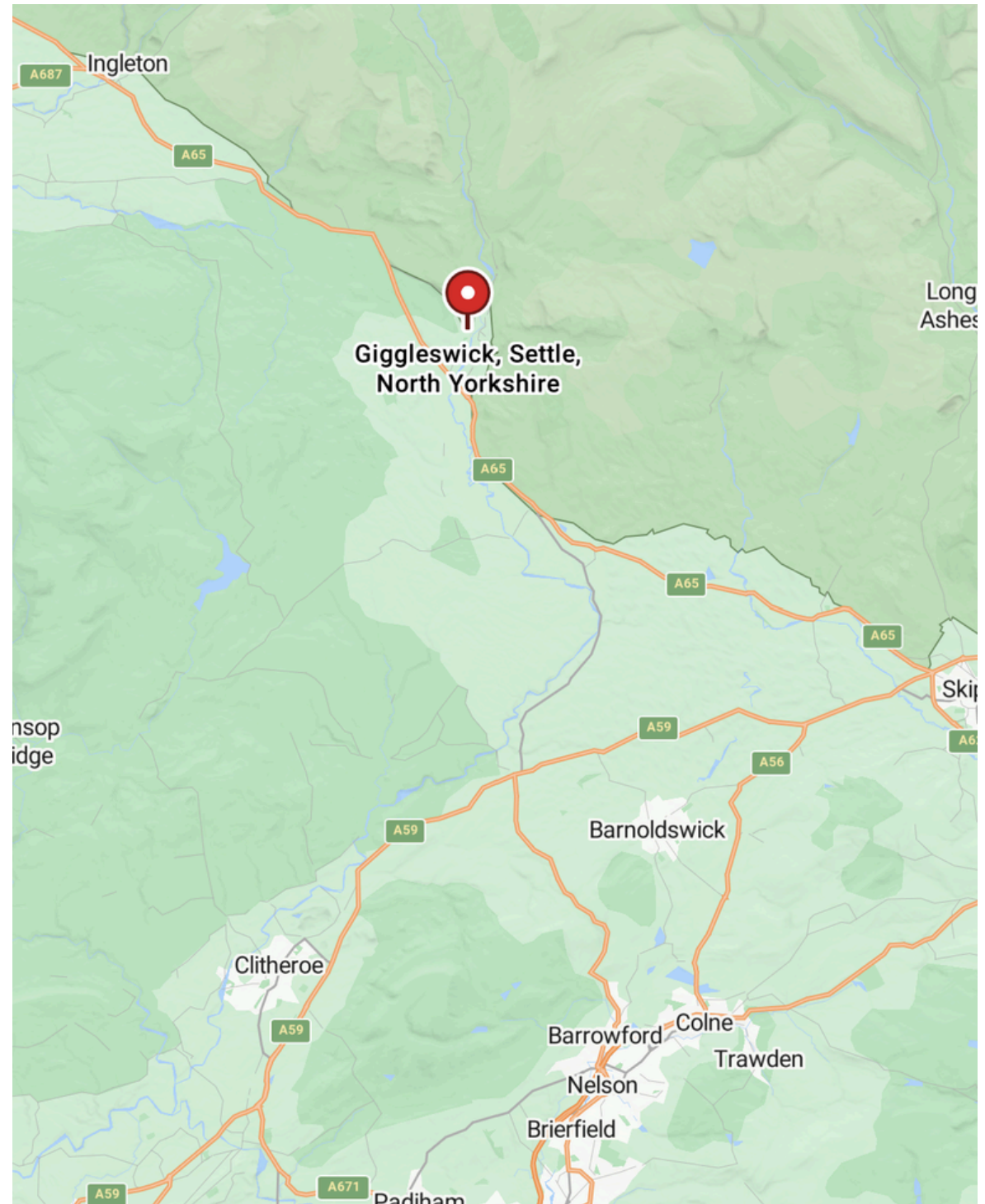
What3words

defaults.exacts.moved



Ingham & Yorke LLP for themselves and as agents for the vendors or lessors of this property give notice that: All descriptions, plans, dimensions, references to condition, or suitability for use, and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. No person in the employment of Ingham & Yorke LLP has any authority to make or give any representations or warranty whatsoever in relation to the property and all discussions regarding the property referred to in these particulars are subject to contract. These particulars are produced as a general outline and for the sole purpose of enabling prospective purchasers or lessees to make an informed decision regarding the property and do not constitute any part of an offer or contract.

INGHAM & YORKE





Huntroyde Estate Office

Padiham, Burnley, Lancashire, BB12 7QX

Tel: 01282 771024

Email: info@inghamandyorke.co.uk

Clitheroe Office

Brookside Barn, Downham,

Lancashire, BB7 4BP

Tel: 01200 423655

Email: admin@inghamandyorke.co.uk

inghamandyorke.co.uk