



## MEADOW VIEW, RATHMELL

£595,000







# **MEADOW VIEW, 7 GOOSELANDS, RATHMELL, SETTLE, BD24 0LT**

Fantastic, 4 double bedroomed, extended detached residence, located in a superb and enviable position on this exclusive development in the centre of Rathmell Village.

Stone-faced, the property offers extensive, well-planned accommodation laid over two floors, including self-contained annexe area.

Ideal for family with dependent relatives or potential to create holiday let, subject to the necessary approvals.

Double glazed windows and oil-fired central heating are installed, and the property is decorated and presented to a good standard.

Spacious, ground floor accommodation comprising entrance porch, wide central hallway with WC/cloakroom off. Large L shaped lounge with rear conservatory with views over open countryside.

Kitchen with wood faced units, utility room off, plus separate rear hallway with access to the annexe over the garage.

First floor, 4 double bedrooms, one of which is ensuite, landing and house bathroom.

Annexe with separate rear access, large space with additional bathroom.

Outside, gated entrance to parking area, double integral garage with automatic doors, good sized tended gardens.

Stunning location in the centre of Rathmell Village with open views to the rear over rolling countryside.

Just 2 miles from the popular market town of Settle and the Yorkshire Dales National Park. The village has amenities such as, church, village hall/reading room, with a wider range available in Settle, including rail links via Settle or Giggleswick Station to Leeds, Skipton or Lancaster.

This is a must-see property, which offers a rare opportunity to enjoy spacious living in a sought-after village.

## **ACCOMMODATION COMPRISES:**

### **Ground Floor**

Entrance Porch, Entrance Hall, Cloakroom/WC, Lounge/Dining Room, Conservatory, Breakfast Kitchen, Utility Room, Rear Hallway.

### **First Floor**

Landing, Master Ensuite Bedroom, 3 Further Bedrooms, House Bathroom.

### **Annexe**

Lounge, Shower Room.

### **Outside**

Integral Double Garage, Cottage style gardens to 2 sides.



## ACCOMMODATION:

### GROUND FLOOR:

#### Entrance Porch:

4'6" x 7'3" (1.37 x 2.21)

Part glazed leaded external entrance door, double glazed timber window, glazed inner door, radiator.



#### Entrance Hall:

15'1" x 11'8" (4.59 x 3.55)

Spacious area with return staircase up to the first floor, under stairs store cupboard, radiator, glazed inner doors.



#### Cloakroom/WC:

WC, pedestal wash hand basin, tiled walls to dado, radiator, meter box.



#### Lounge/Dining Room:

25'9" x 13'1" (7.84 x 3.98)

plus 5'6" x 11'6" (1.67 x 3.50)

Very large L shaped room with double glazed timber window to the front, double glazed gable window, 2 radiators, 2 ceiling roses, corniced ceiling, wall lights, flame effect gas fire within wood fire surround, glazed double doors to conservatory.







## Lounge/Dining Room:



## Conservatory:

11'6" x 8'6" (3.50 x 2.59)

Upvc double glazed windows, upvc double glazed French doors to the garden, solid roof structure, electric heater, tiled floor.



## Breakfast Kitchen:

14'8" x 13'2" (4.47 x 4.01")

Extensive range of kitchen base units with complementary worksurfaces, wall units, 1 ½ bowl white sink with mixer taps, Hotpoint built in oven, induction hob, extractor hood, built in fridge, double glazed timber window with views over open countryside, space for table, radiator, spotlights, tiled floor, part tiled walls.







### Utility Room:

5'10" x 13'2" (1.77 x 4.01)

Range of base units with complementary worksurfaces, wall units, stainless steel sink with mixer taps, plumbing for washing machine, solid door with access to rear lobby and room above the garage, door to the garage.



### Rear Hallway:

3'1" x 20'10" (0.94 x 6.35)

Upvc double glazed rear entrance door with side window, radiator, staircase to first floor annexe.



## FIRST FLOOR:

### Landing:

Access to 4 bedrooms and house bathroom, double glazed arched window off half landing, cylinder/airing cupboard with factory insulated cylinder, loft access, radiator.



### Master Bedroom:

13'0" x 16'4" (3.96 x 4.97)

Very large double bedroom, 2 double glazed timber windows with views, 2 radiators, coved ceiling.







### **Ensuite Bathroom:**

9'5" x 8'5" (2.87 x 2.56)

Refurbished white suite with freestanding bath, WC, pedestal wash hand basin, boarded walls to dado, double glazed timber window, heated towel rail.



### **Bedroom 2: to the rear**

9'5" x 13'0" 2.87 x 3.96)

Double bedroom, double glazed timber window with views, coved ceiling, radiator.



### **Bedroom 3: to the rear**

10'10" x 13'0" (3.30 x 3.96)

Double bedroom, double glazed timber window with views, coved ceiling, built in wardrobe, radiator.



### **Bedroom 4: to the front**

9'8" x 8'4" (2.94 x 2.54)

Double glazed timber window, radiator, coved ceiling.







### House Bathroom:

10'0" x 7'4" (3.04 x 2.23)

plus 4'0" x 4'8" (1.21 x 1.42)

4-piece bathroom suite comprising bath with tiled side panels, WC. Pedestal wash hand basin, shower cubicle with electric shower, radiator, tiled walls to dado, double glazed timber window.



### ANNEXE:

19'8" X 24'7" (5.99 X 7.49) inclusive of staircase and shower room.

### Lounge:

2 double glazed timber windows, 3 radiators, loft access, glazed inner door.



### Shower Room:

8'0" x 6'3" (2.43 x 1.90)

Large shower enclosure with shower off the system, low flush WC, pedestal wash hand basin, upvc double glazed window, tiled walls to dado, radiator.



### OUTSIDE:

#### Front:

Gated access to paved parking area, flower beds, lawn.

#### Garage:

Integrated double garage with automatic double doors, power, light and access to the utility room

#### Side:

Access to both sides.





**Rear:**

Paved patio areas, dry stone walled boundary, oil tank, lawns, mature trees, decked area.

**Directions:**

Enter Rathmell Village from Settle, go up the hill past the church, Gooselands is on the right-hand side, turn into the estate, number 7 is on the left-hand side.

**what3words:**

older.rosette.disbanded

**Tenure:**

Freehold with vacant possession on completion

**Services:**

Mains water, electric and drainage, oil fired central heating.

**Age:**

1990's

**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.

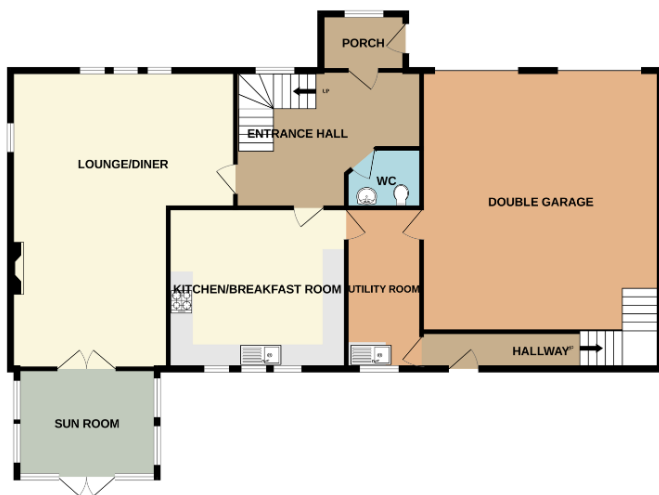
### Local Authority:

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

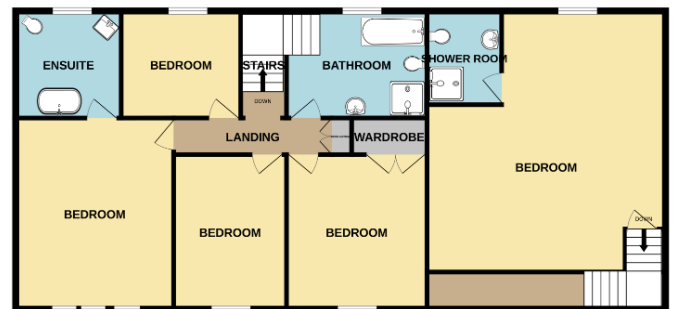
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band 'F'

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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North Yorkshire BD24 9EJ

Lancaster LA2 7LG

Tel: 01729 825219 option 1

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[www.tpos.co.uk](http://www.tpos.co.uk)

[settle@neilwrightstateagents.co.uk](mailto:settle@neilwrightstateagents.co.uk)

[bentham@neilwrightstateagents.co.uk](mailto:bentham@neilwrightstateagents.co.uk)

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