

# HUNTERS<sup>®</sup>

## EXCLUSIVE

Warren House, Hawkswick

Price £1,100,000

Property Images



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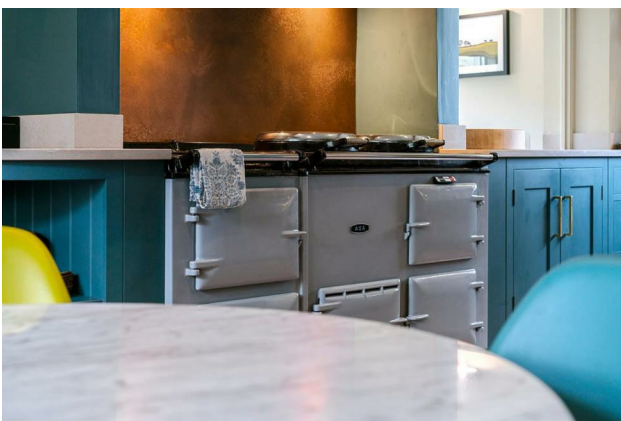
### Property Images

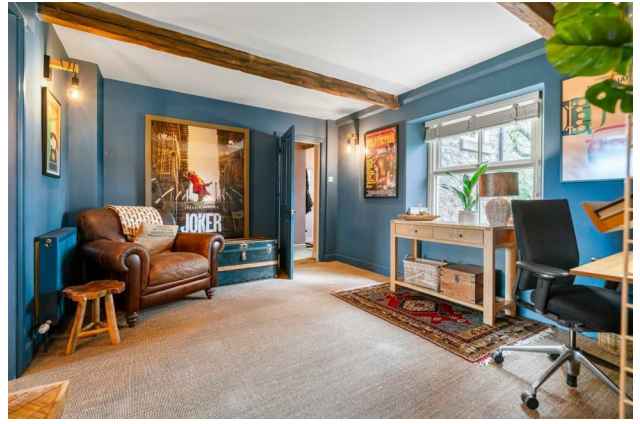


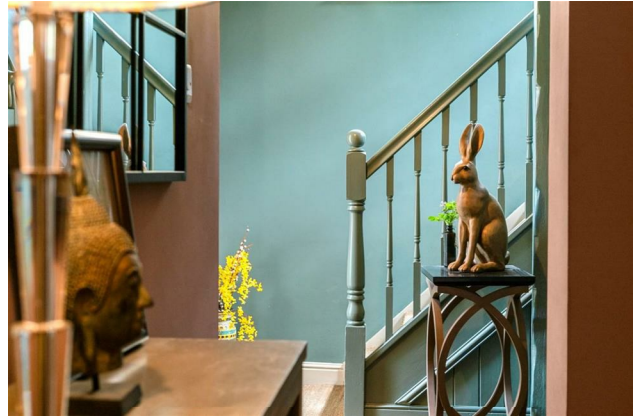
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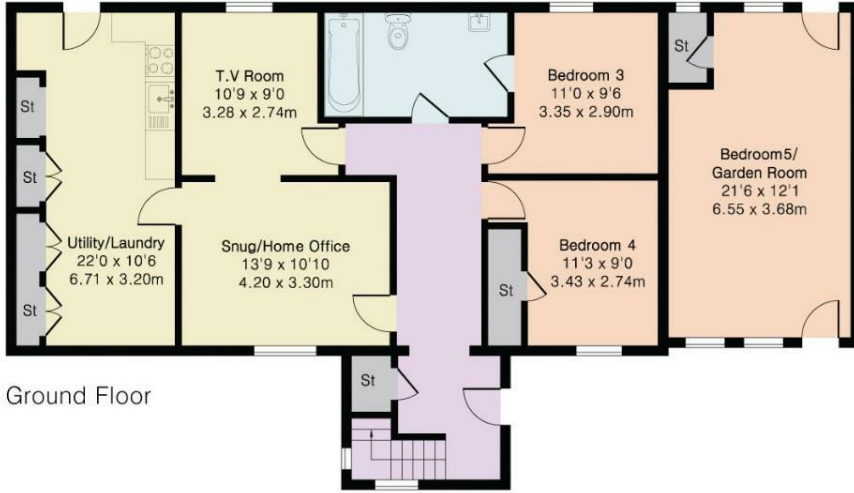
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**Energy Efficiency Rating**

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



This remarkable detached house offers an exceptional living experience surrounded by breathtaking countryside views. Spanning over 3000 square feet, this substantial property boasts an impressive layout, featuring four spacious reception rooms that provide ample space for both relaxation and entertaining.

With 5 well-appointed bedrooms and five modern bath / shower rooms, this home is perfect for families or those seeking extra space for guests. The thoughtful design ensures comfort and privacy, making it an ideal retreat after a long day.

The location is truly enviable, situated just a mere ten minutes from the charming town of Grassington. Here, you will find a variety of amenities, including mini-markets, fuel stations, doctors, and a delightful selection of cafes, restaurants, pubs, and shops. This blend of rural tranquillity and convenient access to local services makes it a perfect choice for those who appreciate the best of both worlds.

Additionally, the property includes a versatile annex, currently operating as a popular Air BnB, offering potential for extra income or a private space for guests.

In summary, this stunning home in Hawkswick is a rare find, combining spacious living with a beautiful setting and convenient access to local amenities. It presents an excellent opportunity for anyone looking to embrace a serene lifestyle in the heart of the Yorkshire Dales.

Stunning location. Surrounded by fine views and countryside. Set in good sized gardens and ample parking. Re-roofed just 3 year ago and extensively upgraded.

In brief. The annex sleeps 2 and has a kitchen-dining area and a shower room. The main house has been extensively upgraded to provide exceptional living spaces that are light and take advantage of the superb views. the semi-open-plan living, dining, and kitchen area, which creates a warm and inviting atmosphere.

The light and spacious living room features a delightful wood-burning stove, making it an ideal spot to relax while enjoying the stunning views that surround the property. The dining area seamlessly connects to the bespoke Harvey Jones kitchen, which is a chef's dream. It includes a full range of fitted units and display areas, an electric AGA, a butler's pantry, integrated appliances and elegant Karndean flooring, ensuring both functionality and style.

Adjacent to the kitchen, a charming garden room with full-height glazed doors invites you to bask in the beauty of the outdoors and take in some amazing views and wildlife. The principal bedroom is a true retreat, oozing style and tranquility, complete with a luxurious en-suite bathroom featuring terracotta effect flooring. Additionally, a versatile dressing room or further bedroom, and a well-appointed house bathroom complete the main floor.

For those seeking extra space, the second floor offers a tranquil yoga room with useful eaves storage, perfect for relaxation or exercise.

The lower ground floor is equally impressive, featuring two double bedrooms with en-suite showers, a spacious snug / home office, and a comfortable television or reading room. A utility room and a laundry room add to the practicality of this remarkable home.

This property not only provides exceptional living spaces but also the opportunity to enjoy a peaceful lifestyle in a picturesque setting. Whether you are looking for a family home or a tranquil retreat.

### **On-Line-Bullet-Points**

- **Stunning countryside views • 3000 + sq ft detached residence • 4 reception rooms • Includes popular 2 bed Air B&B annex • Close to Grassington & 20 minutes or so to Skipton • Main house: 5 bedrooms, 5 baths • Spacious semi-open-plan living area • Bespoke Harvey Jones kitchen with AGA • Garden room with superb outlook • Ample parking and large gardens**