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HERE TO GET *you* THERE

Bridge House, Kirkby Malham

Price £585,000

Property Images



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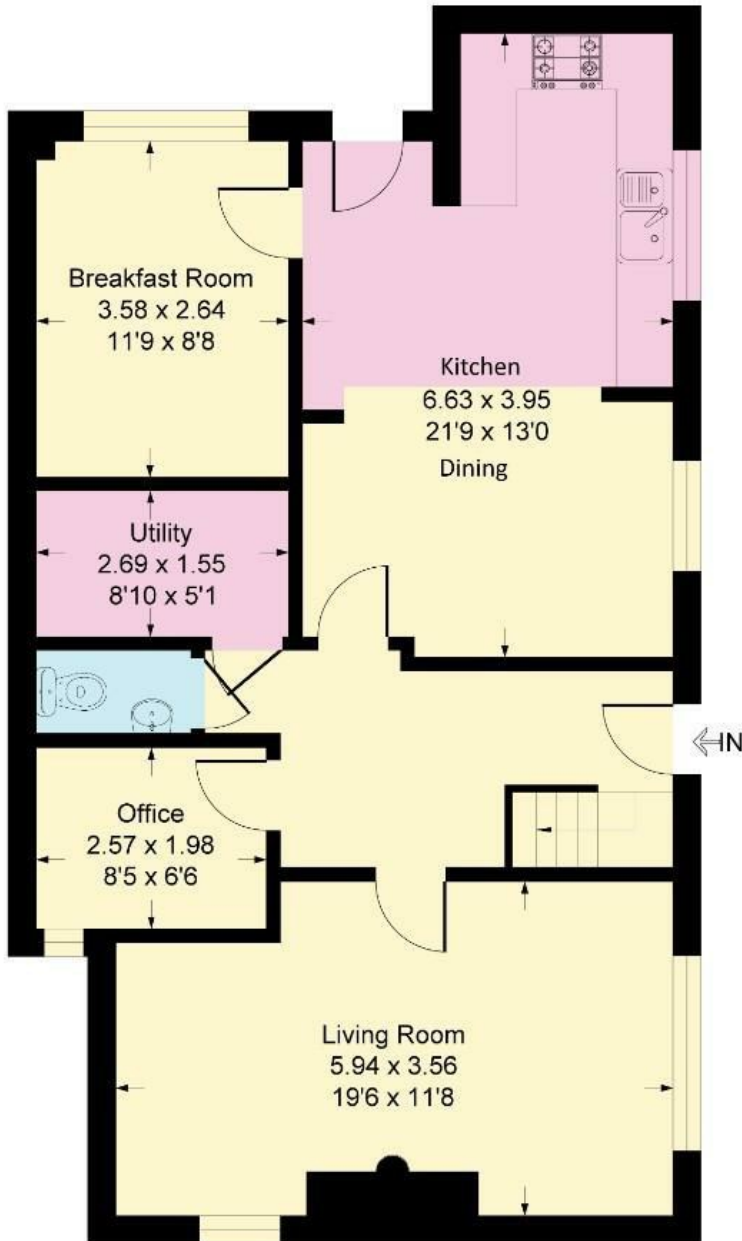
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Property Images

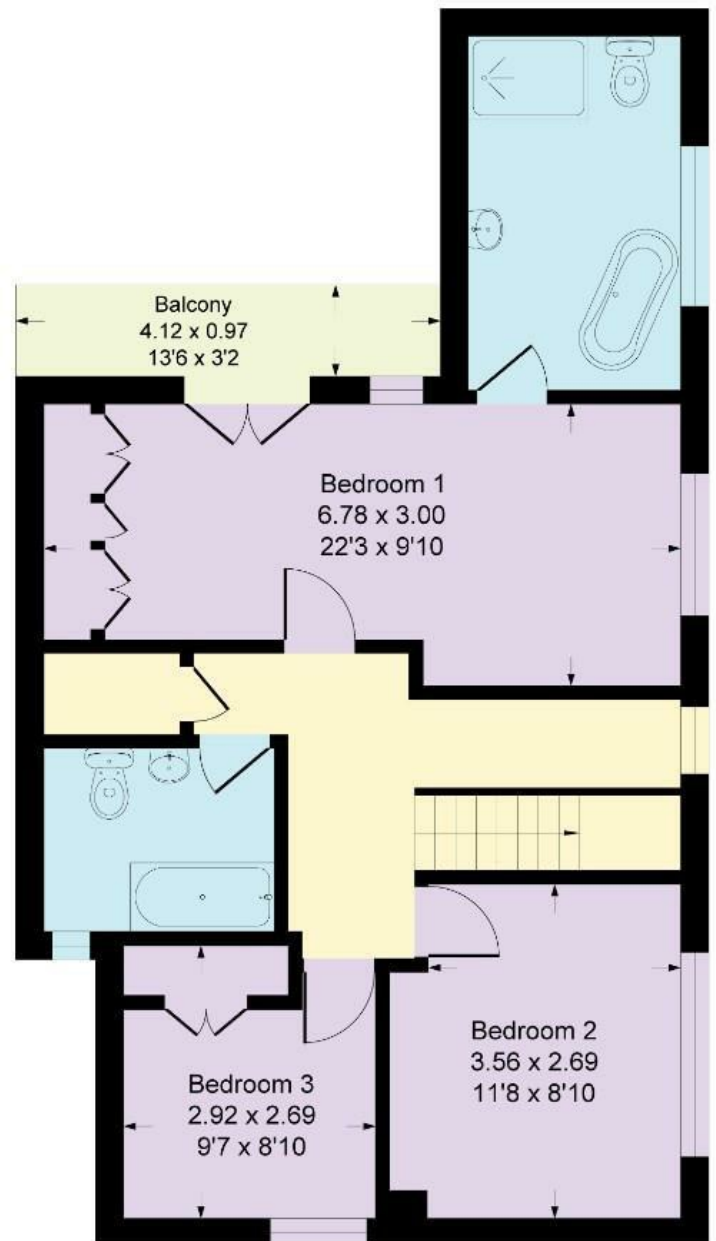


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Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	59
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Located in the heart of the picturesque Yorkshire Dales, this deceptively spacious and beautifully presented stone-built family home is presented to an exceptional standard.

Combining character features with modern comforts, Bridge House enjoys an enviable position overlooking the village bridge and Kirkby Beck, with some pleasant countryside and village views.

The accommodation includes a generous, light and airy dining-kitchen with granite worktops, Rangemaster cooker, integrated appliances and a spacious dining area with timber flooring. A versatile breakfast room / family room is off the kitchen.

An elegant living room with multi-fuel stove and good natural light, a separate study, a laundry room and a cloakroom. Quality oak flooring, reclaimed oak beams and tasteful décor feature throughout.

Upstairs are three well-proportioned bedrooms and two stylish bathrooms. The impressive principal bedroom benefits from fitted wardrobes, a luxurious refurbished and spacious en-suite bathroom with free-standing-bath and separate shower enclosure, and French doors opening onto a private south-east facing balcony with delightful views across the gardens and Yorkshire Dales.

Outside, the property offers beautifully landscaped cottage-style gardens with lawns, mature planting, patios, a pond, greenhouse, summer house and garden shed, creating wonderful spaces for outdoor entertaining and relaxation. To the side is (initially) a shared gravel driveway leading to parking for two vehicles.

Situated in the sought-after village of Kirkby Malham, just five miles from Settle, 7.5 miles from Gargrave and 10 miles to Skipton.

This superb home offers an ideal blend of period charm, generous living space and spectacular countryside surroundings, making it a wonderful family residence or rural retreat.

On-Line-Bullet-Points

- Superbly presented stone-built family home
- Study and laundry rooms
- Spacious dining kitchen with granite worktops and integrated appliances
- Breakfast / family room
- Principal bedroom with en-suite and private balcony
- 2 further double bedrooms & house bathroom
- Generous private gardens with summer house and shed
- Village location with great pub over the road
- Parking for two cars
- Fabulous walks from the doorstep