

# HUNTERS®

## EXCLUSIVE

**Green Head House, Gargrave**

**Price £775,000**

**Property Images**



# HUNTERS<sup>®</sup>

## EXCLUSIVE

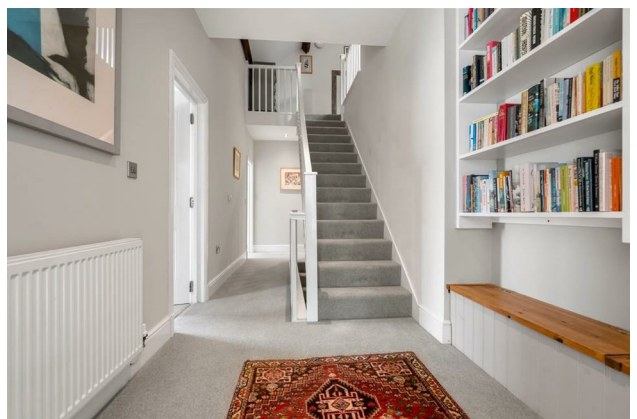
### Property Images



# HUNTERS<sup>®</sup>

## EXCLUSIVE

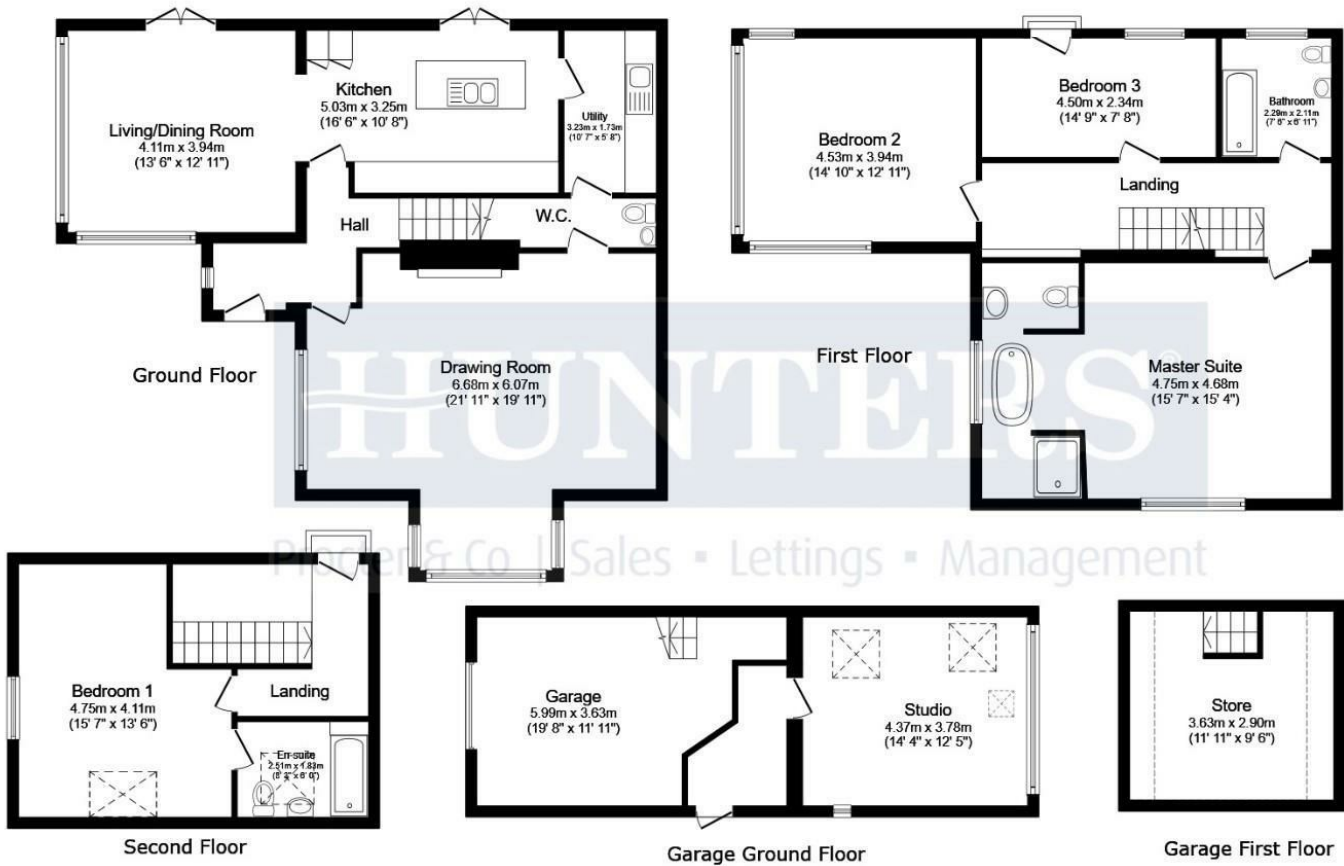
### Property Images





# HUNTERS®

## EXCLUSIVE



Total floor area: 245.0 sq.m. (2,637 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**HUNTERS®**  
Procter & Co | Sales • Lettings • Management

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Located in the charming village of Gargrave, tucked away in a secluded position at the end of a driveway, this impressive semi-detached Edwardian house, built in 1910, offers a delightful blend of character and modern living, set in attractive gardens and including a studio / office.

Spanning an impressive 2,217 square feet, with GAS central heating and double glazing, this light and immaculately presented property is superb in every way, perfect for families seeking both space and style. Retaining many original features, such as ornate plasterwork, timber paneling, and high ceilings, this home beautifully marries period charm with contemporary comforts.

A welcoming reception hall leads to a spacious living /drawing room, featuring a large bay window with a pleasant outlook, oak flooring and an Esse wood-burning-stove creating a warm and inviting atmosphere. Plenty of room here for furniture and bookshelves, a classical country house drawing room.

The heart of the home is undoubtedly the living-dining-kitchen, which boasts an Adams Tebb kitchen incorporating Silestone worktops, integrated appliances, a fabulous electric AGA range, and a centre island, making it an ideal space for baking, cooking and entertaining. This area opens up to the landscaped gardens, allowing for seamless indoor-outdoor living. Open-plan to the kitchen area, a super-light living-dining area with full width / length windows and French doors onto the gardens. A delightful summer room and also cosy in winter with its multi-fuel stove.

The thoughtful design extends to a laundry / utility room and a cloakroom, adding to the convenience of daily life.

To the first floor the luxurious principal bedroom is of sizeable proportions and features a bay window with freestanding bath, and a shower and WC to either side. The spacious guest room features wrap-around windows and bedroom 3 has a door out onto a small balcony. A house bathroom services these 2 bedrooms.

On the second floor, a light and airy double bedroom with a Velux and gable end window has an en suite bathroom.

The detached stone-built garage with mezzanine storage, and the cedar-clad studio provide additional versatility, whether for storage, a workshop, or a creative space.

With private parking for up to 4 vehicles and stunning landscaped gardens, this property is not only a home but a sanctuary. We highly recommend an internal inspection to fully appreciate the quality and character this exceptional property has to offer. It is sure to impress all who visit.

All the village amenities including the train station are within a 10 minute walk.

More recent works include; -

Replacement of windows and new double glazing in Living Room and Master Bedroom. Replacement of additional double glazing where required.

Replacement of Extension Roof

Replacement flooring in Living Room, Master Bedroom, Stairs and Landing. Renovation of Kitchen Floor.

New radiators installed in Living Room, Kitchen, Master Bedroom and bathroom. Plumbing updated where necessary.

Complete refurbishment of first floor bathroom and replacement of other bathroom fittings where required to include new toilet, basins, flooring

Joinery work to doors, windows and in utility room

External and internal redecoration throughout property.

Redesign and upgrade of garden

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

- Spacious drawing room with wood-burner • Edwardian Feature windows throughout the property • Living-dining-kitchen with Aga & woodburner • Silestone worktops and centre island • 2 sets of French doors onto the gardens • Four double bedrooms & 3 bathrooms • Detached stone garage • Cedar clad studio / office • Parking x 4 • Delightful well maintained gardens

#### **Buyer & Seller Anti Money Laundering Checks**

We are required by HMRC to undertake Anti Money Laundering checks for all buyers and sellers to the contract. These checks are carried out through SmartSearch, and we make a charge of £42.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.