

HUNTERS®

EXCLUSIVE

Smithy Croft, Rathmell.

Offers In The Region Of £645,000



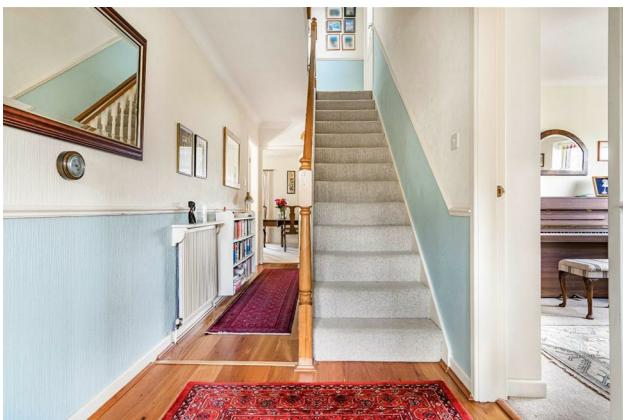
HUNTERS®

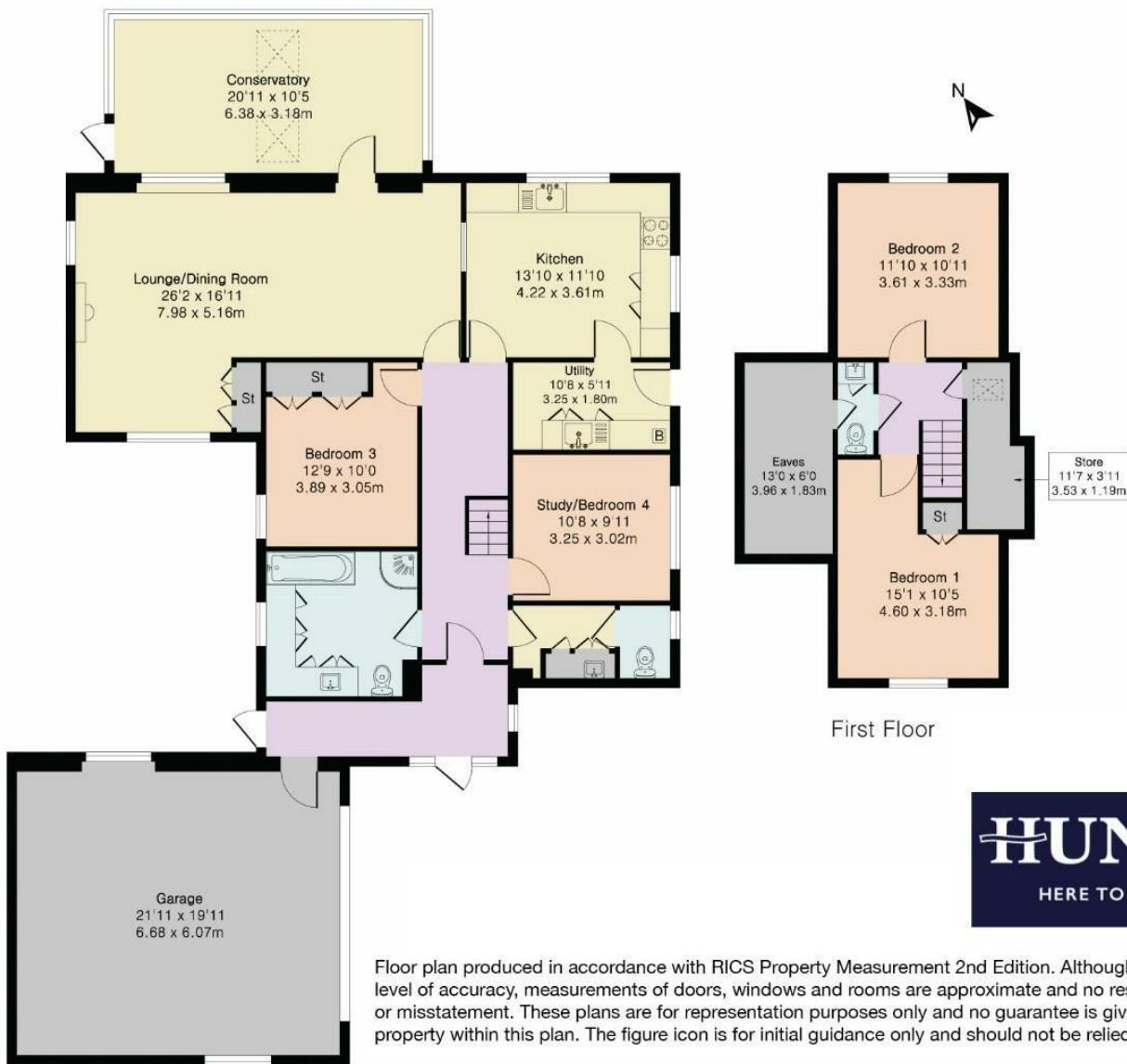
EXCLUSIVE



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HUNTERS®
HERE TO GET *you* THERE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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	56	59
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Wow!....Amazing views. Set in an elevated position at the end of the village, providing breathtaking views of the iconic Yorkshire Peaks across the picturesque landscape.

Located in the pretty village of Rathmell, this delightful detached stone-built house offers a perfect blend of comfort and stunning natural beauty.

With 4 double bedrooms, a large living-dining room, breakfast-kitchen, spacious sun room, laundry room and a double garage, this property is ideal for families seeking a serene lifestyle.

Entering via an entrance lobby and reception hall, you are welcomed by a generous living-dining room easily able to accommodate three sofas, a dining suite and associated furniture, making it perfect for entertaining. The coal effect gas fire adds a cosy touch, while the large adjoining garden room showcases those spectacular views, creating a tranquil space to relax and unwind.

The breakfast-kitchen is a further highlight, featuring a comprehensive range of units and workspaces, complemented by a full suite of AEG appliances and a Quooker Hot Tap. This culinary haven offers one of the the best views in the house, making every meal a delightful experience. A convenient laundry/utility room is located just off the kitchen, enhancing the practicality of the layout.

On the ground floor, you will also find two double bedrooms, a cloakroom/WC, and a family bathroom. Ascend to the first floor, where two additional double bedrooms await, along with a shared WC and wash basin, ensuring ample space for all family members and guests.

The property includes a large integral double garage, providing shelter from the elements, along with additional driveway parking for several vehicles. An enclosed and private courtyard garden leads to a beautifully stocked rear garden, which basks in the afternoon and evening sun, offering splendid views of the Three Peaks.

This home is a rare find, combining spacious family accommodation with the beauty of the Yorkshire countryside, making it a must-see for those seeking a peaceful retreat.

On-Line-Bullet-Points

- I was blown away by the surrounding scenery
- Fantastic, spacious and versatile house
- Uninterrupted views of across farmland to The 3 Yorkshire Peaks.
- 4 double bedrooms
- Dining-kitchen. plus a living-dining room.
- Spacious sun room with WOW outlook
- Double garage + parking
- Well stocked garden with views
- Village location. 10 minutes into Settle / tarins / shops
- NO FORWARD CHAIN