



Glenroyd, 4 Main Street, Long Preston, Skipton, BD23 4ND

A substantial and characterful four-bedroom Grade II Listed property, offering three reception rooms, off-street parking, and an attractive low-maintenance rear garden. Internal viewing highly advised.

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Glenroyd, 4 Main Street, Long Preston, Skipton, BD23 4ND

Lancaster 30 miles, Skipton 11 miles, Leeds 39 miles (all distances approximate)

Guide Price: £495,000

- Four bedroom home
- Impressive character features
- Dining kitchen with Inglenook fireplace
- Living room with open fire
- Low maintenance garden to rear
- Off road parking
- Good rail and road links



General remarks

This superb Grade II Listed home dating back to 1728 has been lovingly maintained by the current owners. The accommodation briefly comprises a generous dining kitchen featuring an impressive inglenook fireplace to the dining area with multi fuel stove insert and a secondary fireplace with gas stove to the kitchen. The kitchen has a range of fitted wall and base units, complementary worktop. Appliances include a dual range cooker and space and plumbing for under counter fridge, freezer and dishwasher. An inner hallway provides access to the living room, utility room and separate WC. The living room is situated to the front of the property and benefits from an open fireplace, creating a warm and inviting atmosphere. A second reception room is accessed directly from the living room, offering flexible accommodation suitable for a variety of uses.

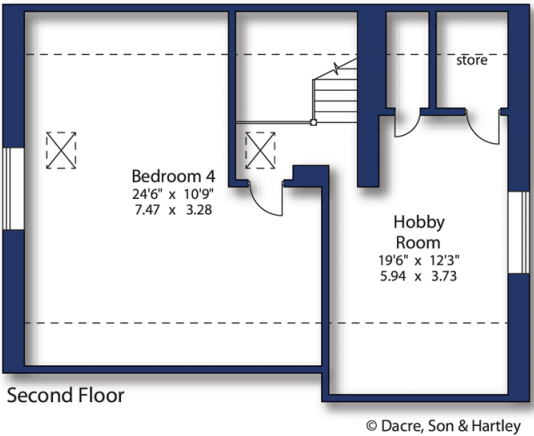
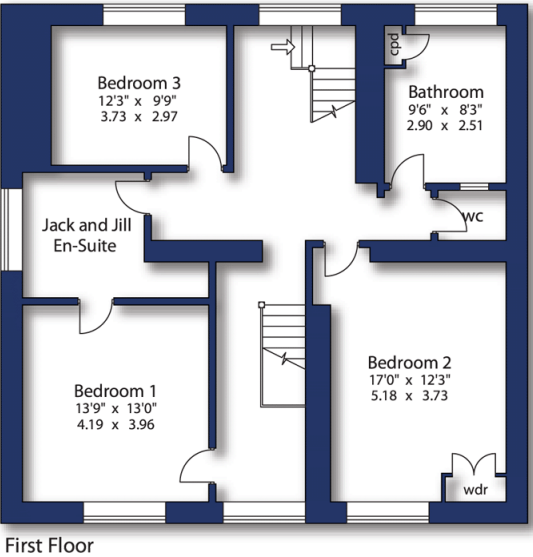
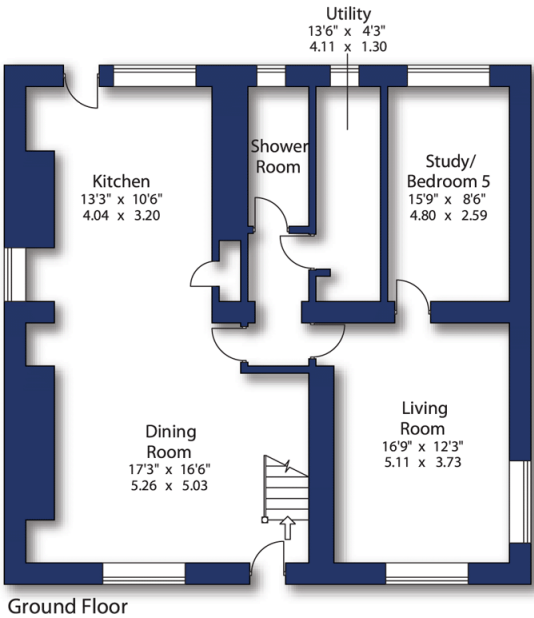
To the first floor are three bedrooms, including two doubles. The main bedroom benefits from access to a Jack & Jill ensuite comprising a bath, shower enclosure, wash hand basin and WC. The house bathroom serves the remaining bedrooms and is fitted with a three-piece suite comprising a bath, wash hand basin and WC. On the second floor is a spacious double bedroom with character features and an adjoining hobby room.

Externally, there is a small forecourt garden to the front. To the rear, the property enjoys private off-street parking and an extremely pleasant, low-maintenance paved garden with pond, ideal for relaxing and entertaining.

Long Preston is a thriving village community centred around the village hall. Additional amenities include a primary school, village store, church, public house and railway station, with services operating between Leeds and Carlisle. The market town of Settle is approximately four miles away and offers a wider range of shops, services and schools catering for all age groups. The larger market town of Skipton lies approximately eleven miles to the south.

Both West Yorkshire and East Lancashire business centres are within reasonable commuting distance, with convenient access to the motorway network via Preston. Situated within the Yorkshire Dales National Park, Long Preston is surrounded by stunning countryside and offers immediate access to a variety of scenic walks.

Floorplans



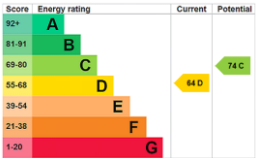
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Contact us



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settle@dacres.co.uk

Directions

Enter Long Preston from Hellfield/Skipton direction. Proceed up the hill and around the left hand corner on the Main Street and shortly after the turning off to Wigglesworth and the railway station the property can be found on the right hand side.

What3Words intrigued.void.grower

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently F

Tenure, Services & Parking

- Freehold. Situated within the Yorkshire Dales National Park.
- Mains gas, electricity and drainage are connected. Water – Long Preston Private Water Supply. Heating – Gas-fired central heating
- Private off-road parking to the rear.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/government/checks/check-for-flooding-in-england)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 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.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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