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Chapel House, Austwick, Lancaster, LA2 8BN

A spacious three/four bedroom family home in the picturesque Dales village of Austwick, offering a detached garage, driveway parking, and a south-facing rear garden. Early internal viewing is highly recommended.

3 High Street, Settle, North Yorkshire, BD24 9EX
Tel: 01729 823921
Email: settle@dacres.co.uk







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Chapel House, Austwick, Lancaster, LA2 8BN

Lancaster 24 miles, Skipton 20 miles, Leeds 46 miles (all distances approximate)

Guide Price: £650,000

- Three/four bedroom family home
- Kitchen with adjoining utility
- Living room with wood burning stove
- Study/bedroom four
- South facing garden
- Ample off road parking plus garage
- Popular Dales village







General remarks

This well-presented property offers generous and versatile accommodation throughout, making it an ideal family home in the heart of the Yorkshire Dales.

The welcoming entrance hallway provides ample space for coats and boots. To the left is a convenient cloakroom fitted with a WC and wash hand basin. At the heart of the home is the dining room, featuring a tiled floor and French doors opening onto the south-facing rear garden, creating an excellent space for both everyday living and entertaining. The dining room flows seamlessly into the well-equipped kitchen, which is fitted with a range of wall and base units, complementary worktops, and a sink with mixer tap. Integrated appliances include a dishwasher and a Rangemaster cooker with a six-ring LPG gas hob and three electric ovens, and a warming plate below. There is also space for an American-style fridge freezer. Adjoining the kitchen is a practical utility room, providing additional storage along with space and plumbing for further white goods.

The spacious living room is filled with natural light and features a central wood-burning stove, a front-facing window, and sliding patio doors leading directly onto the rear garden. A further reception room, currently used as a study, offers excellent flexibility and could easily serve as a playroom, snug, home office, or fourth bedroom if required.

To the first floor are three generously sized double bedrooms and the family bathroom comprising a l shaped bath with shower over, wash hand basin, wc and a frosted window to rear. The master bedroom benefits from its own en-suite shower room with shower cubicle, vanity wash hand basin, wc and a frosted window to rear

Externally, the property has a south-facing rear lawned garden and a paved patio seating area, ideal for outdoor dining and entertaining. A driveway provides off-road parking and leads to the detached garage, which benefits from light and power.

Floorplans

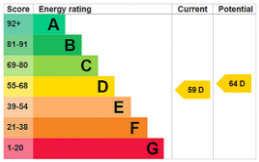


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Contact us

01729 823921

settle@dacres.co.uk

Austwick is one of the most popular villages in Ribblesdale with a thriving community with social activities for all age groups available in the village. Village amenities include a church, post office/shop, primary school including nursery, bus service and recreational facilities. There is a traditional inn as well as country house hotel restaurant. The market town of Settle is within approximately five miles and offers a wide range of shops and other amenities including Booths supermarket, schools catering for all age groups, the renowned public school at neighbouring Giggleswick along with sports clubs and a railway station with services operating between Leeds and Carlisle and Lancaster. Austwick is some 20 miles to the north of Skipton and 13 miles from Kirkby Lonsdale with access beyond to the motorway network and Lake District.

Directions

What3Words foot.conceals.spurted

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains electricity, drainage and water are installed. Domestic heating is from a LPG fired boiler. Electric under floor heating to the ground floor.
- Drive providing off road parking plus garage.

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

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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