



Newlands Croft, Skipton Road, Gargrave, Skipton, BD23 3SP

Situated in the highly sought after village of Gargrave, this impressive five bedroom detached home offers an attractive blend of traditional styling and contemporary living. Constructed from handsome natural stone, the property enjoys an appealing presence within its mature surroundings and features flexible, well proportioned accommodation arranged over two floors. Complemented by beautifully maintained gardens, this is an ideal home for modern family living.

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Newlands Croft, Skipton Road, Gargrave, Skipton, North Yorkshire, BD23 3SP

Harrogate 26 miles, Skipton 4 miles, Leeds 31 miles (all distances approximate)

Guide Price: £700,000

Accommodation

- **Detached family home**
- **Five bedrooms**
- **Ample off street parking**
- **Very well presented throughout**
- **Private location**
- **Superb Garden Room**
- **Central village, close to amenities**
- **Well stocked/enclosed front and rear garden**
- **No onward chain**

General Remarks

Upon entering the property via the front elevation, you are welcomed into the entrance porch, which leads through to the beautifully presented dining room. Featuring attractive slate flooring and an abundance of natural light, this inviting space forms the heart of the home. Glazed oak doors provide access to both the living room and the extended dining kitchen, while the staircase rises to the first floor, creating a bright and sociable layout. The generously proportioned living room is an elegant and comfortable space, with a multi fuel stove serving as the focal point of the room. Parquet flooring enhances its character, while double doors open directly onto the rear garden, allowing for a seamless connection between the indoor and outdoor living spaces. Leading from the living room is the delightful garden room, offering additional seating and relaxation space. Complete with slate flooring, an electric wall heater, access to the front elevation and pleasant views over the front garden, it provides a versatile and tranquil retreat. Positioned to the rear of the property, the impressive dining kitchen has been thoughtfully extended by the current owners. It features a stylish range of contemporary base, wall, and drawer units complemented by Quartz worktops and an inset stainless steel sink. A central island with a light wood finish and Quartz worktop provides the perfect setting for casual dining or entertaining. Integrated appliances include a full height fridge and freezer, induction hob with extractor hood above, electric oven, microwave and dishwasher. The slate flooring complements the modern design, while two Velux windows flood the room with an abundance of natural light. The kitchen leads to a separate utility room, fitted with an inset stainless steel sink and drainer, a range of base and wall units with laminate worktops, plumbing for a washing machine and tumble dryer, a cupboard housing the gas combination boiler and a useful walk in pantry. A door also provides convenient access to the rear garden. The ground floor accommodation further benefits from a superb principal bedroom suite, positioned to the front of the property. The room features an excellent range of fitted wardrobes, enjoys delightful views over the front garden, and is served by a contemporary en-suite shower room comprising a walk in shower with rainfall showerhead, low-flush w.c., hand wash basin, tiled flooring and splashbacks, extractor fan and a chrome heated towel rail. Off the main hallway is a useful downstairs cloakroom, fitted with a low flush w.c., pedestal hand wash basin, and additional storage, ideal for coats and shoes. Completing the ground floor is a further double bedroom, currently utilised by the present owners as a home office. This versatile room enjoys a lovely outlook over the gardens and could equally serve as a guest bedroom or additional reception room if required.



To the first floor, a spacious galleried landing provides access to three well proportioned double bedrooms, the house bathroom and a useful walk-in airing cupboard, which houses the hot water cylinder and offers access to extensive eaves storage running the full length of the property. All three bedrooms benefit from Velux windows, creating bright and airy living spaces, while one bedroom also features fitted wardrobes. The principal bedroom on this floor, is further enhanced by an adjoining room, currently utilised as a second home office, which would also make an ideal dressing room or nursery. This versatile space is complemented by two Velux windows, allowing an abundance of natural light. The beautifully presented house bathroom is fitted with a contemporary four piece suite comprising a panelled bath with shower attachment, a separate enclosed shower cubicle, wash hand basin, and low flush w.c. Additional features include a radiator, two heated towel rails (one electric and one connected to the central heating system), an extractor fan, laminate flooring and three Velux windows, creating a bright and stylish space.

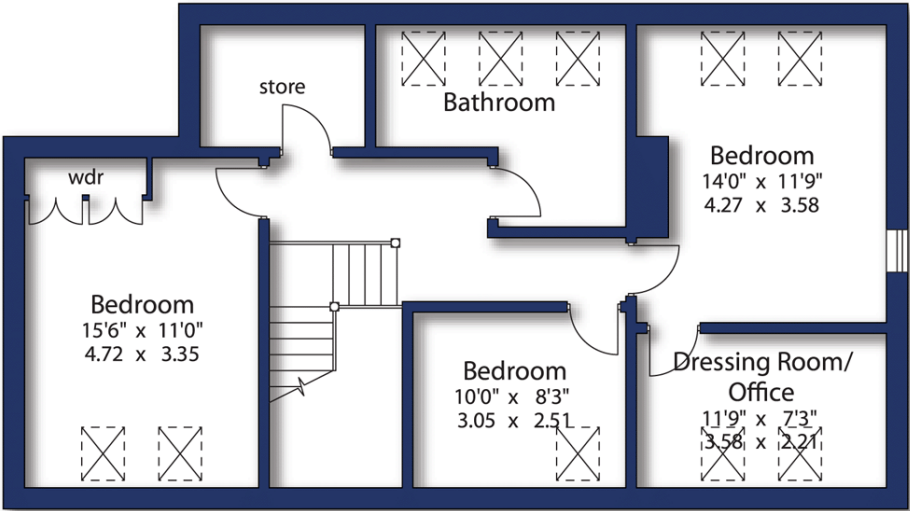
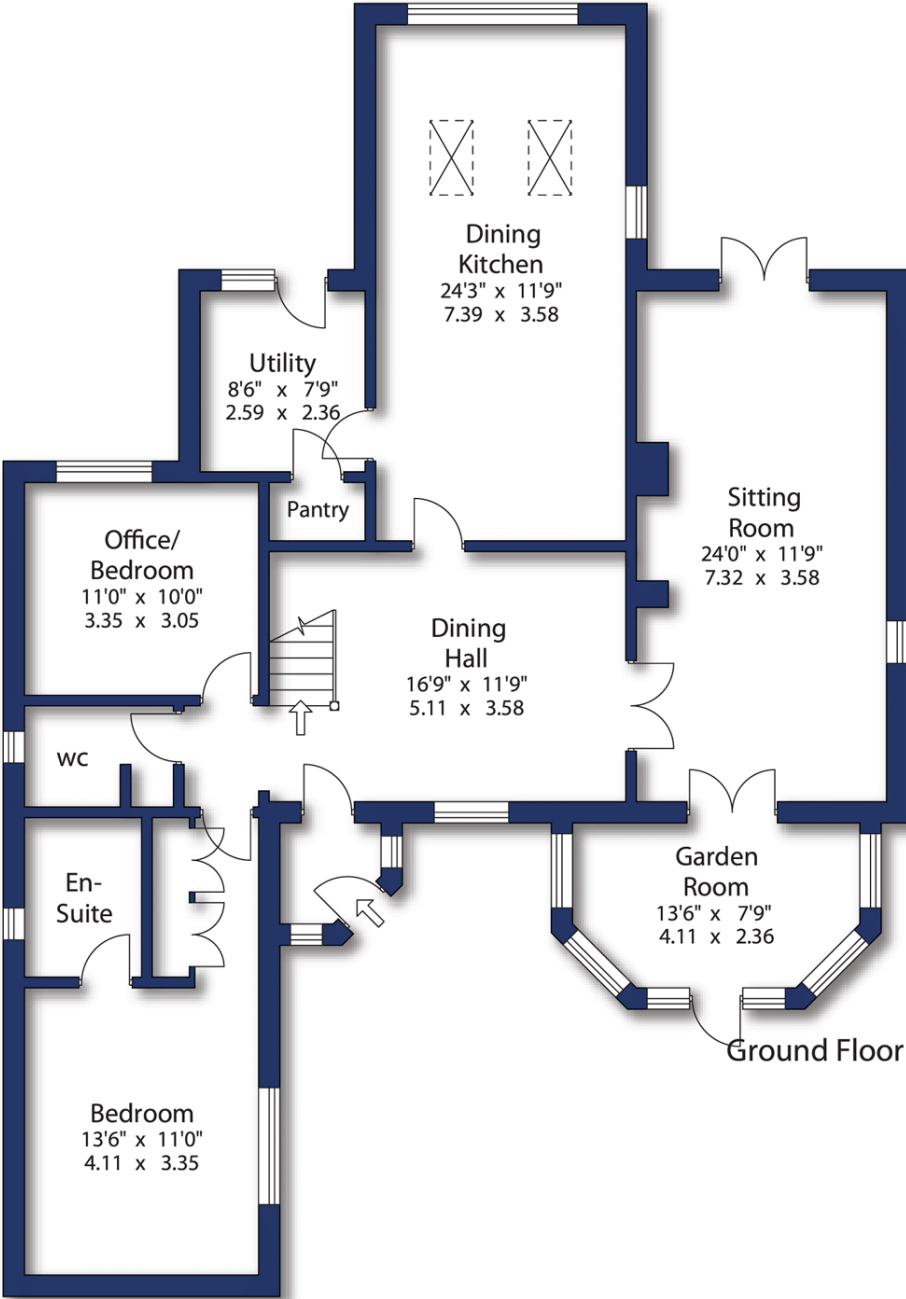
A beautifully landscaped and exceptionally private front garden providing an attractive approach to the property. Predominantly laid with Indian stone paving, the garden offers a generous and low maintenance courtyard style setting, ideal for outdoor dining, entertaining and relaxation. The garden is enclosed and framed by attractive dry stone walling, which complements the character of the stone built house and enhances the sense of privacy and enclosure. A variety of mature trees, established shrubs and ornamental planting create a lovely backdrop, while well stocked borders and seasonal flowering plants add colour and interest throughout the year. The extensive paved terrace provides ample space for outdoor furniture and enjoys a pleasant outlook over the surrounding greenery. Also to the front there is ample private parking to the stoned driveway, including a shed and a stone built detached garage, with electric remote controlled door, power/lighting and water facilities, side door access and staircase up to the fully boarded area providing further storage. To the rear is the beautifully landscaped and exceptionally private rear garden, thoughtfully designed to provide a variety of spaces for relaxation and outdoor entertaining. Immediately adjoining the property is a substantial Indian stone paved terrace, offering an attractive and durable space for al fresco dining and seating, complemented by mature planting and characterful dry stone retaining walls. Beyond the terrace, the garden opens onto a well maintained lawn surrounded by colourful, well stocked borders featuring a wide variety of established shrubs, ornamental plants and mature fruit trees. A charming stone pathway meanders through the garden, creating a wonderful sense of depth and leading to a useful timber potting shed. Mature hedging provides an excellent degree of privacy and seclusion, while the combination of Indian stone paving, landscaped planting and lawned areas creates a delightful outdoor environment that can be enjoyed throughout the year.



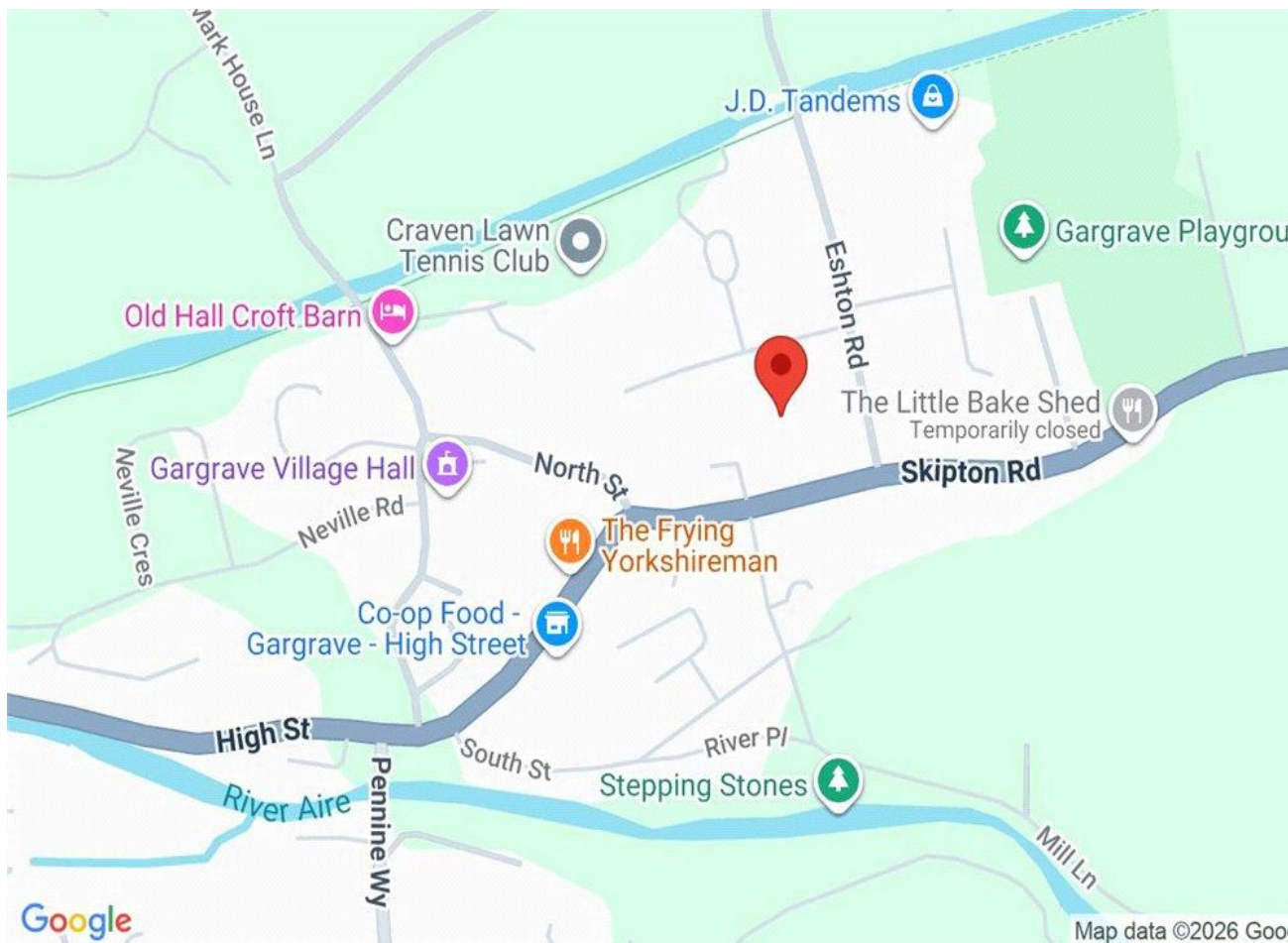




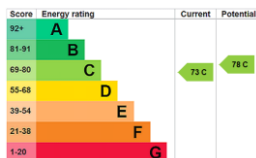
Floorplans



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Directions

From Skipton, take the A65 road signposted for Settle. On entering the village, and just before Chapel Court on the right take the driveway between No 36 and No 38 where the property is located at the top of the drive.
What3Words dusted.custodian.prefect

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently G

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas boiler
- Garage and parking are on site
- Please note that you have a right of access through Chapel Court for wheel barrow access only

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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