



Belle Orchard, Bankwell Road, Giggleswick, Settle, BD24 0AP

A rare opportunity to acquire this delightful character home, situated in a highly convenient location within the sought-after Dales village of Giggleswick. Benefiting from a sunny south-facing patio and off-road parking. Internal viewing highly advised.

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Lancaster 26 miles, Skipton 16 miles, Leeds 43 miles (all distances approximate)

Guide Price: £625,000

- Beautifully presented home in the heart of Giggleswick
- Flexible accommodation extending over three floors
- Four generous double bedrooms, two with en suite shower rooms
- Elegant sitting room with feature multi-fuel stove
- Superb breakfast kitchen, ideal for everyday family life
- Practical cloakroom/utility, boiler room and useful store rooms
- Off street parking and private garden



General remarks

Occupying an enviable position in the highly regarded village of Giggleswick, Belle Orchard is an exceptional village residence that seamlessly combines period charm with contemporary living. Beautifully appointed throughout, the property offers an abundance of versatile accommodation extending over three floors, thoughtfully designed to meet the demands of modern family life while retaining an unmistakable sense of character and individuality.

The welcoming entrance hall sets the tone for the accommodation beyond, leading to an elegant sitting room where a handsome multi-fuel stove forms a striking focal point, creating a wonderfully warm and inviting atmosphere. Complementing the principal reception room is a separate TV room, offering a relaxed retreat for family living. The ground floor also benefits from a practical cloakroom/utility room, together with a boiler room and a substantial store room. The principal living accommodation occupies the first floor, which also enjoys the convenience of its own external entrance. Undoubtedly the heart of the home is the magnificent breakfast kitchen fitted with a range of units including Rangemaster cooker, integrated dishwasher and

space for fridge/freezer. A beautifully designed space that effortlessly balances everyday practicality with stylish entertaining. Adjacent is the impressive dining room, distinguished by its spectacular feature glass floor, an eye-catching architectural detail. The master bedroom enjoys the privacy of a beautifully appointed en suite bathroom, while two further generously proportioned double bedrooms to the rear of the house provide superb accommodation for family and guests alike. A contemporary shower room, separate WC and a dedicated study complete this level, offering the perfect environment for those working from home or seeking a quiet reading room. Occupying the second floor is a spacious fourth double bedroom with its own en suite shower room, creating an ideal space for visiting family, older children or independent living. A large store room accessed from the landing provides invaluable additional storage.

Externally there are patio areas to the side and rear, providing delightful spaces for outdoor dining, entertaining or simply relaxing while making the most of the afternoon and evening sunshine. To the front of the property, a neatly maintained lawned garden creates an attractive approach and enhances the home's charming kerb appeal.

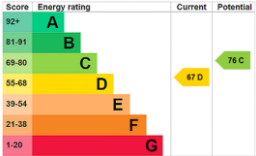
Floorplans



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 Dacres Surveys
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Contact us



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There is off street parking for a least two cars and an under store for gardening equipment.

Belle Orchard offers an outstanding blend of elegant reception spaces, beautifully proportioned bedrooms and practical family living. Its flexible layout, wealth of character and refined finish combine to create a remarkable home in one of the Yorkshire Dales' most sought-after villages.

What3Words servants.gobbles.carpeted

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold. Located within a conservation area.
- Mains Gas, Electricity Water and Drainage are installed. Domestic heating is from a gas fired central heating boiler. Multi fuel stove in living room.
- Private off street parking.

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/check-flood-risks)

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. Dacres Ref: SET250162