DACRE, SON & HARTLEY
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OVER 200 YEARS OF YORKSHIRE PROPERTY



Gruntland Hall, Cowling, North Yorkshire, BD22 0NB

Gruntland Hall is a stunning detached family home with paddock and land of just over 10 acres, set in a popular location on the fringe of Cowling. Offering spacious and well planned accommodation with four/five bedrooms and three bathrooms to the first floor. The ground floor has modern open plan living with spectacular views of the garden. The private driveway from the electric gates leads to the detached stable block, ample parking and a garage/workshop. Having fixtures and fitting of the highest standards with stunning long distance views over the surrounding countryside.

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Gruntland Hall, Cowling, North Yorkshire, BD22 0NB

Harrogate 33 miles, Skipton 11 miles, Leeds 27 miles (all distances

Guide Price: £1,050,000

- Four/five bedroom extended barn conversion
- Fabulous uninterrupted views
- Meticulous presentation throughout
- Open plan accommodation
- Private driveway, electric gates, garage and stables
- Set in 10 acres of land







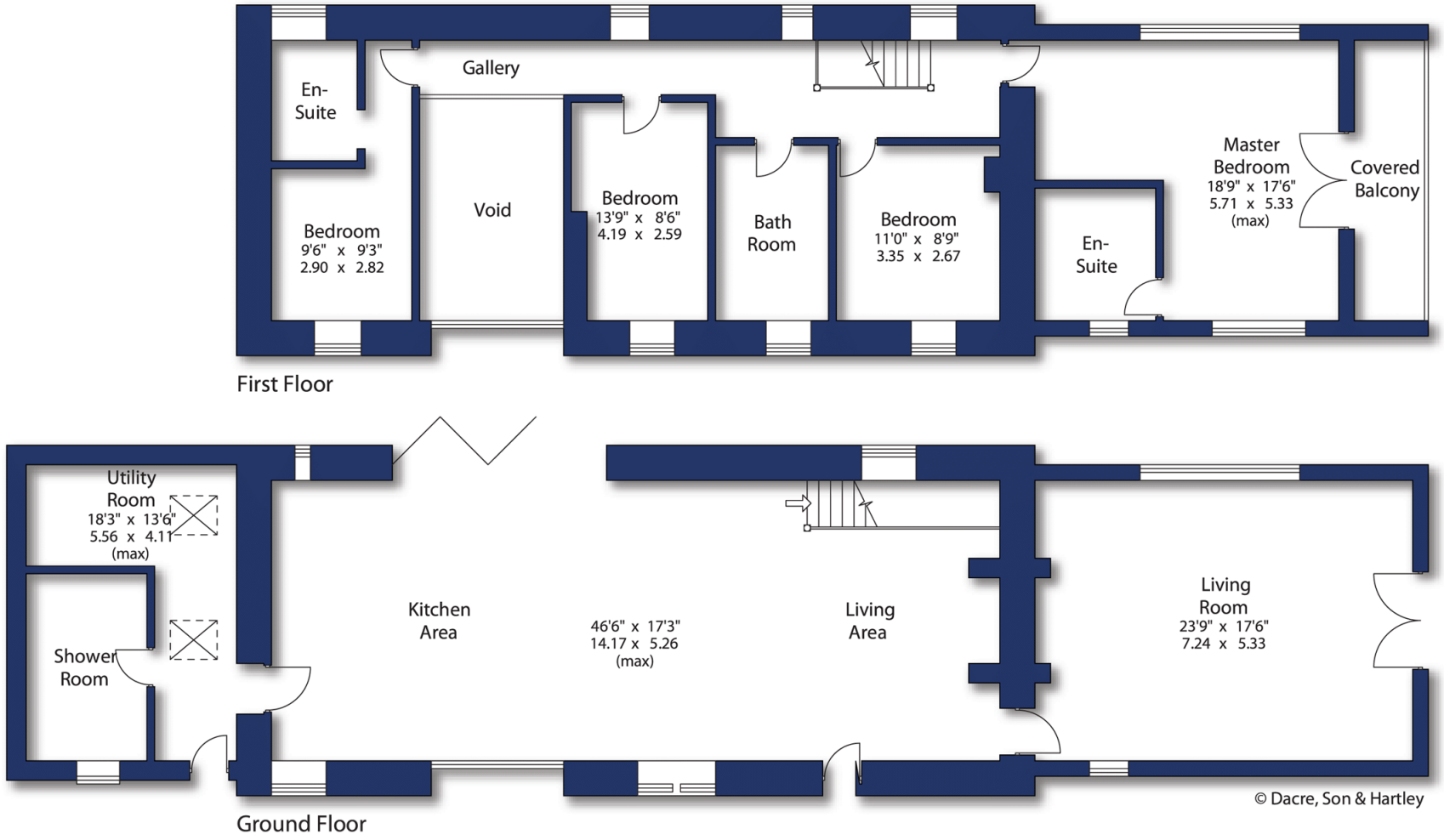
Entrance through a composite door with windows to either side leading into a magnificent open plan kitchen/dining/living space with underfloor heating through-out and a wood burning stove to one end along with bi-fold doors providing fabulous views over neighbouring fields. The old barn door has a large glass panel with a stone still above and views to the front elevation. The kitchen area offers a selection of wall, drawer and base units with feature granite worktops over, a sunken sink with mixer tap, an induction hob in an Island unit with a pop-up extractor, an oven, a combi microwave oven, an integrated dishwasher, an integrated fridge/freezer, an additional separate fridge and windows to both sides. Onto a utility room with piping for the heating system, laminate wood effect floor, a composite door to the front and two Velux windows. Off here, is a shower room with a corner shower cubicle having a glass screen with rain hood and shower attachment, close coupled w.c., wash hand basin with vanity unit, concealed washing machine and dryer, wood worktop surfaces and one and half composite sink, a ladder heated towel rail and a window to the front.

The extended area to the ground floor has the formal living room with a small window to one side and large picture window to the other along with French doors leading out to the garden and seating area. This room is currently used as a gym, could easily be a ground floor bedroom if required.

To the first floor landing with exposed beams and windows to the northerly side. The master bedroom has a superb picture window providing uninterrupted views and a balcony to the east with a composite floor and a glass balustrade is accessed through French doors with views over Cowling and the Aire valley. The en-suite comprises of a corner shower cubicle with glass screen, rain hood and shower attachment, double sinks with vanity unit below, close coupled w.c., a ladder heated towel rail and a window to the front. Bedroom two with window to front, exposed beams and the manifolds for the underfloor heating. Next, the family bathroom includes a walk-in shower with rain hood and shower attachment, a feature modern style standalone bath, an oversized sink with vanity unit below, w.c., a ladder heated towel rail, exposed beams, wood effect floor and window to the front. Bedroom three has a window to the front and exposed beams. Onto the upper landing with exposed beams and the feature barn window which provides an abundance of light to the upper and lower floors. The final bedroom has a window to the front, exposed beams and a shower room with a shower cubicle having a rain hood and attachment, a ladder heated towel rail, close coupled w.c., wash hand basin with vanity unit below, laminate flooring and a window to the northerly side.

Externally, to the front is a gravelled parking area which also leads up to the barn/garage measuring approximately 38ft x 16.5ft with power, light, water and drainage, then three stables with outside space to service the horses. The long driveway has electric gates to the entrance, and a personal lake in the front field. Also here is a small capacity electrical transformer in the front field, adjacent to the driveway and property compound. This potentially offers an opportunity for minimal quantum of camping pitches and/or for the addition of Shepherds Huts/Glamping pods in the future, subject to the relevant statutory permissions. To the rear is a gravelled area and seating area, the air source heat pump and the septic tank is positioned to the northerly side. The beautiful meadow land extends to the rear, overall stretching to just over 10 Acres.

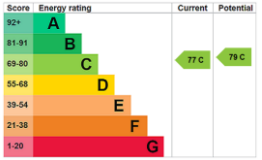
Floorplans



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Contact us

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Directions

Proceed through Cross Hills and Glusburn to Cowling. As you leave Cowling and the road straightens take the first right onto Moss End Lane, proceed up the hill turning left into Sandyforth Lane where the property is first on the right through the electric gates and is marked by our Dacre, Son & Hartley 'For Sale' board.

What3Words footsteps.seducing.regret

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains electricity is installed. Water is from a private bore hole, drainage is to a 12 pot septic tank. Domestic heating is from an air source heat pump to under floor heating.
- Parking and a garage are on site.
- An easement for electric and BT is over the land.
- A public footpath is over the centre of the rear field.

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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