



Grange Farm, Kildwick, Kildwick Grange, North Yorkshire, BD20 9AD

A magnificent Grade II, detached property sat in approximately a half an Acre with an abundance of character and offering four bedrooms, two elegant reception rooms and three garages to the rear. The elegant gardens wrap around the house to three sides. NO ONWARD CHAIN

32 Sheep Street, Skipton, BD23 1HX

Tel: 01756 701010

Email: skipton@dacres.co.uk

dacres.co.uk   



Grange Farm, Kildwick, Kildwick Grange, North Yorkshire, BD20 9AD

Harrogate 23 miles, Skipton 5.5 miles, Leeds 23 miles (all distances)

Guide Price: £590,000

- Four bedroom Grade II listed home
- Superb garden
- Kitchen diner area
- Amazing family space
- Two period reception rooms
- Triple garage and private parking
- Valley views
- Kildwick Grange location

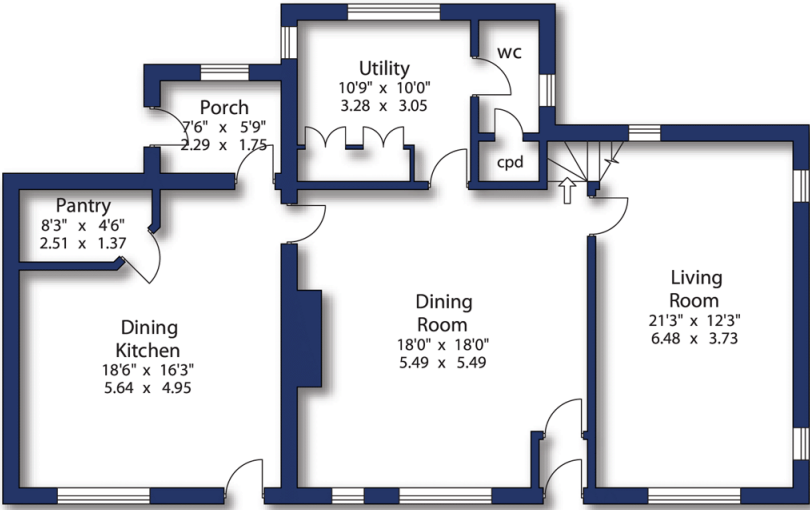


Entrance porch leads into a dining room having a stone fireplace with wood burning stove, storage heater, mullion windows to the front and open staircase to the first floor. Into the living room with an open fire area with an electric fire in place, storage heater, mullion windows to the front and side and a further window to the rear. The kitchen diner has a window and stable door to the front and offers a selection of wall, drawer and base units with worktop surfaces over, a one and half sink, space for a fridge, space for a dishwasher, Oil Aga, feature beams and a pantry cupboard to the rear. Off the kitchen is a rear porch with a window and door leading out to the rear garden. Onto a utility room with cupboards, sunken Belfast sink, wooden worktop, storage heater and two windows to the rear. Off here, is a two piece suite comprising of a close coupled w.c., wash hand basin, electric cupboard and a storage heater.

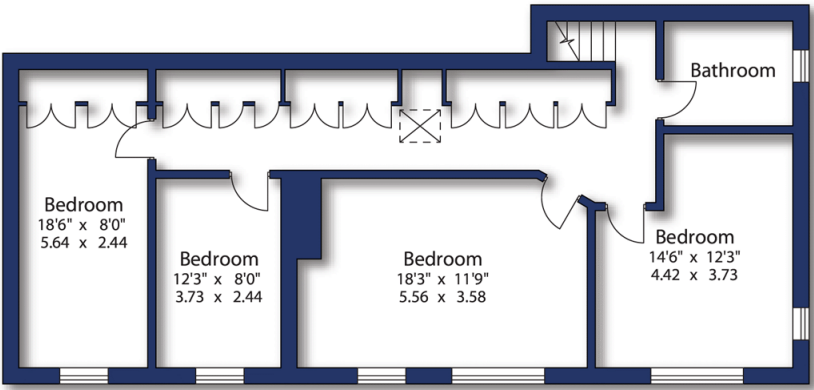
To the first floor landing which runs along the rear with fitted wardrobes and cabinets, feature beam and a skylight window. The bedrooms are all to the front of the property, the first with a storage cupboard, electric panel heater, loft access, a mullion window and a further window to the side. Onto bedroom two which is the largest of the bedrooms with feature beam, storage heater and two windows to the front, one with mullion. Bedroom three has a upvc window to the front

and an electric panel heater and the final bedroom also with a upvc window to the front, storage heater, electric wall heater and a second loft access. The house bathroom has a window to the side and includes a bath, low flush w.c., and pedestal wash hand basin. Externally to the front is a beautiful south facing garden which stretches to three sides of the property. There is an idyllic patio area with some box hedging and decorative borders which then leads down to a formal lawn with trees and bushes beyond with the septic tank being located in this area. The patio has a stone trough pond and stretches into a second lawned area which is south facing and has hedging to the borders. To the side is a small garden area which houses the Oil tank and to the opposite side of the property there is a lawn, hedges, bushes and a five bar gate which provides access to the garages. From here there is a pedestrian right of access over neighbouring land. The three garages have a double sliding door and one up and over door. There is also a small shed and couple of outhouses. At the rear of the garden is a stone built outhouse in need of some repair along with an Orchard style garden with dry stone walls to the boundary.

Floorplans



Ground Floor



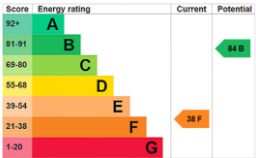
First Floor

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Contact us



01756 701010



skipton@dacres.co.uk

Directions

When driving from Skipton down the A629 on the Skipton Road you will come to a roundabout, stay in the left lane and take your first left into Kildwick. Keep driving into Kildwick and you will see the White Lion Pub, take the right after the pub and then follow the road past the Primary School on your left hand side. You will reach a T-junction at the top of the hill; turn right towards the delightful hamlet of Kildwick Grange, take the first road on the left and follow it up veering left onto the driveway to the rear of the house.

What3Words irritable.discouraged.mason

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band G

Tenure, Services & Parking

- Freehold
- Mains electricity. Private spring water supply shared with one other property and drainage through a sole septic tank. Domestic heating is from an oil fired boiler
- Triple garage and private parking are on site
- The property is located in a conservation area

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 £26.10 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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