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OVER 200 YEARS OF YORKSHIRE PROPERTY



Rathmell Grange, Rathmell, Settle, BD24 0LA

Presented to an impressively high standard and with picturesque views, this elegant period home blended with modern day comfort, offers refined accommodation and a sweeping driveway leading to the coach house, garage and workshop.

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Rathmell Grange, Rathmell, Settle, North Yorkshire, BD24 0LA

Settle 3 miles, Skipton15 miles, Leeds 42 miles (all distances approximate)

Asking Price: £1,150,000



General Remarks

Built in 1856 as the former Vicarage, Rathmell Grange is an imposing detached family residence located in the heart of the village. Standing amongst its mature well-tended gardens, it enjoys idyllic, far reaching views from many of the rooms.

This attractive and spacious home has a wealth of original features to admire including sash windows and dual staircases one of which would have been used in bygone times for the servant's access. Unique properties such as this are rare to the market and an early inspection cannot fail to impress.

Entered through a welcoming reception hall, providing access to most ground floor rooms including WC and cellar, there are three principal day rooms. These include a double aspect living room with open fire, charming snug and large, airy dining/living kitchen. The Secret Drawer kitchen is fitted with a range of bespoke hand crafted cabinetry, two bespoke pippy oak central Islands and a hideaway larder unit. Appliances include, electric aga and electric Hotpoint oven, integrated Miele coffee maker, Siemens wine cooler, fridge/freezer, Miele dishwasher and hot tap are also included. Off the kitchen is access to the spacious pantry and rear lobby. The large utility room with original flag stones is accessed from the lobby area.

To the first floor is a splendid landing providing access to four double bedrooms, dressing room/study, shower room and a wonderful four piece house bathroom.

The characterful detached coach house to the rear of the property would make an ideal home for a dependent relative and comprises:- living area, bedroom, and bathroom.

This house has been thoughtfully updated both functionally and aesthetically and now includes a 1800 litre oil tank a Grant combi Boiler and many new windows.

Externally the grounds are a delight. An expansive sweeping driveway provides ample parking and leads to the property's detached Coach House, garage and workshop. A second private driveway also offers extra parking for several vehicles. Delightful mature gardens surround the property, which are well-tended and include rolling lawns, fruit trees and shrubs. There is an appealing entertainment terrace with outside kitchen area, ideal to enjoy those lovely Summer evenings.

The village of Rathmell which is set amidst lovely Dales countryside has its own village hall and church. The market town of Settle is approximately 3 miles away and offers a varied range of amenities including a bustling market square with a 'Tuesday' market, railway station on the famous Settle to Carlisle line with also direct trains to Leeds taking just an hour, schools including primary, secondary and public school in the neighbouring village of Giggleswick. Settle also has a swimming pool, library, golf club, health centre and a wide range of recreational facilities.





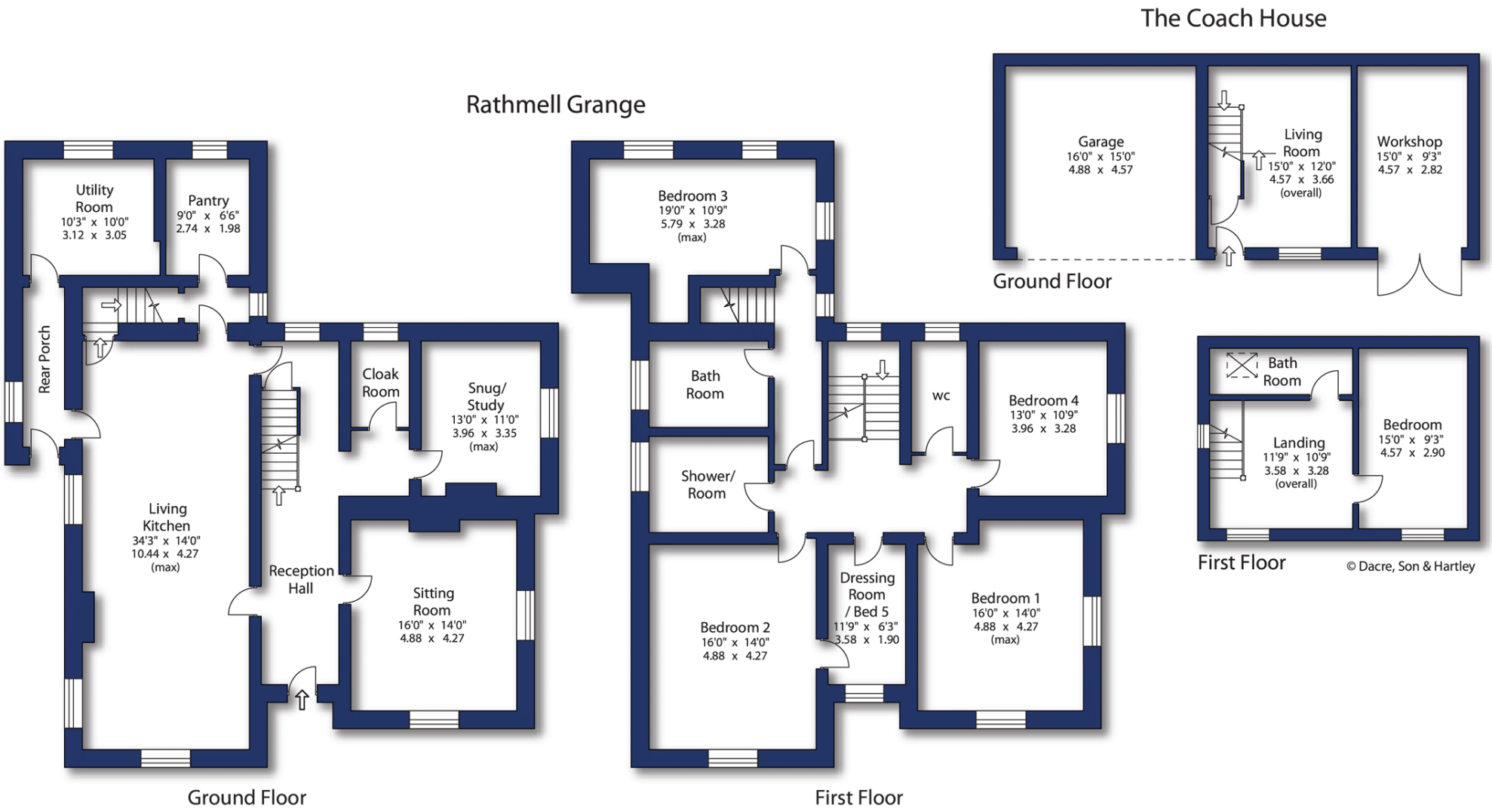








Floorplans


Rathmell Grange
Utility Room
10'3" x 10'0"
3.12 x 3.05
Pantry
9'0" x 6'6"
2.74 x 1.98
Rear Porch
Living Kitchen
34'3" x 14'0"
10.44 x 4.27
(max)
Reception Hall
Cloak Room
Snug/ Study
13'0" x 11'0"
3.96 x 3.35
(max)
Sitting Room
16'0" x 14'0"
4.88 x 4.27
Ground Floor
Bedroom 3
19'0" x 10'9"
5.79 x 3.28
(max)
Bath Room
Shower/ Room
Bedroom 2
16'0" x 14'0"
4.88 x 4.27
Dressing Room / Bed 5
11'9" x 6'3"
3.58 x 1.90
wc
Bedroom 4
13'0" x 10'9"
3.96 x 3.28
Bedroom 1
16'0" x 14'0"
4.88 x 4.27
(max)
First Floor
The Coach House
Garage
16'0" x 15'0"
4.88 x 4.57
Living Room
15'0" x 12'0"
4.57 x 3.66
(overall)
Workshop
15'0" x 9'3"
4.57 x 2.82
Ground Floor
Bath Room
Landing
11'9" x 10'9"
3.58 x 3.28
(overall)
Bedroom
15'0" x 9'3"
4.57 x 2.90
First Floor
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Directions

From the A65 Settle bypass, turn left signposted Rathmell and Wigglesworth. On reaching the village of Rathmell, turn right into Hesley Lane just after passing the Reading Rooms. Follow Hesley Lane and Rathmell Grange will be found on the right hand side of the lane.

What3Words draining.albums.sock

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band G

Tenure, Services & Parking

- Freehold
- Mains Electricity, Water and Drainage are installed. Domestic heating in the main house is from an oil fired central heating boiler. In the Coach House there are electric heaters.
- Private driveway and 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.

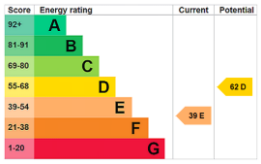
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