

**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



11&12 Bridge End, Grassington  
BD23 5NH  
Asking Price: £925,000



+ 5



+ 4



- One of the most unique properties in the Dales
- Panoramic views over the River Wharfe and surrounding Fells
- Quality mix of character features with modern fittings
- Triple garaging (11'7" High) and ample parking
- Successful holiday cottage attached

Enjoying some of the finest views within this sought after Yorkshire Dales village, this spacious and beautifully presented family home is situated in an elevated 'picture postcard' position commanding a truly spectacular outlook onto the historic bridge crossing over the beautiful River Wharfe and the surrounding countryside up to Cracoe Fell.





11 & 12 Bridge End is a completely unique and individual property which has been subject to a comprehensive scheme of renovation by the current vendors with high quality fixtures and fittings throughout. The property is currently split into the main house and an apartment which is used as a successful holiday let. There is also the rare addition of a triple garage which would be a fantastic opportunity for any car enthusiasts.

This superior home includes a variety of attractive features including high ceilings, oak veneer doors, glass Juliette balconies, exposed original stone feature walls, James Wilding oak embedded glass balustrades and a cast iron log burning effect gas stove.

The property includes a delightful west facing garden with a further patch of Southerly facing side garden, enjoying sun for the majority of the day and also having breath-taking panoramic views over the river and surrounding countryside.

The well-equipped accommodation includes gas central heating and sealed unit double glazing, comprising in further detail:

To the ground floor there is an entrance hall with underfloor heating, a spacious double bedroom with a glass Juliette balcony and a beautifully appointed ensuite shower room. To the lower ground floor there is a games/hobby room with underfloor heating and a self-contained open plan studio flat with an ensuite shower room, walk in cupboard and separate access to the rear garden. Whilst on the first floor there is a family sitting room with a modern gas stove and a glass Juliette balcony along with a dining room with a



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multi-fuel stove, a beautifully appointed breakfast kitchen with modern fitted base units and granite worktops, walk in pantry, a bedroom/study and a w/c. To the second floor there is the master bedroom with a glass Juliette balcony having panoramic views over the River Wharfe and surrounding countryside. There is also a large dressing room and a beautifully appointed individual house bathroom with a modern four-piece suite.

Number 11 which is currently used as a holiday cottage and is fully furnished throughout has an entrance hallway, a house bathroom with a three-piece suite, a large double bedroom with fitted wardrobing, a sitting room with feature bay windows and a log burning stove and a dining kitchen with ample fitted wall and base units and space for a dining table.

To the front and side and rear over the garage of the property there is a large, splendid split-level garden enjoying magnificent views over the river and surrounding Yorkshire Dales countryside. There is also a parking area with space for ample vehicles and a high triple garage with power, lighting, water and cabled WIFI.

Surrounded by the beautiful countryside of the Yorkshire Dales National Park, adjacent to the River Wharfe, the highly regarded village of Grassington is well served by a comprehensive range of amenities including a Post Office, a convenience store, a medical centre with dentist, a hardware shop, a range of other everyday shops and a great choice of venues to eat and drink. There is an excellent pre school, primary and secondary schooling and the local area is renowned for its stunning scenery providing an excellent landscape for walking, fishing, cycling, fell running, horse riding, and a range of other outdoor pursuits. Grassington hosts a very popular annual two week summer Art Festival as well as an annual Dickensian Christmas Festival.

The historic market town of Skipton known as the 'Gateway to the Dales' is only circa nine miles away to the South, providing more extensive shopping and recreational facilities together with Ermysted's Boys Grammar School and Skipton Girls High School. Skipton includes a railway station providing regular daily services to Leeds and Bradford together with a direct service to London's Kings Cross.

Certainly representing one of the rare opportunities in Grassington in recent years, the unique family home comprises in further detail:

12 BRIDGE END

GROUND FLOOR

ENTRANCE HALL

Porcelain tiled flooring with gas fired underfloor heating. Sealed unit Aluminium double glazed Marc Carr windows. James Wilding Accoya hardwood front entrance door. Oak embedded glass balustrade. Original exposed stone wall. Storage cupboard housing the gas fired Worcester combination boiler (this boiler feeds the main house).

## BEDROOM

15'8" (maximum) x 15'5" with sealed unit Aluminium double glazed windows. Gas fired underfloor heating. Bi-folding doors onto a glass Juliette balcony with stunning panoramic views over the River Wharfe and Cracoe Fell.

## ENSUITE

Contrasting floor and wall tiling. Ceramic wash basin. Sealed unit Aluminium double glazed window. Extractor fan. Low suite w/c. Walk in shower with both gas & electric chrome thermostatic shower over. Fitted units Gas fired underfloor heating.

## REAR HALL

Providing access to the lower ground floor. Exposed stone feature wall. Oak embedded glass balustrade. Recessed low voltage ceiling spotlights.

## LOWER GROUND FLOOR

### HOBBY/GAMES ROOM

25'9" x 13'5" with gas fired underfloor heating. Recessed low voltage ceiling spotlights. Dual aspect sealed unit Aluminium double glazed windows with superb views.

### OPEN PLAN SELF CONTAINED STUDIO FLAT

20'10" x 15'7" (maximum) with a hardwood rear entrance stable door. Sealed unit Aluminium double glazed windows. Central heating radiator. Fitted worktop. Plumbing for washing machine. Stainless steel bowl and drainer sink with chrome hot and cold taps. Worcester gas fired combination boiler (for flat and holiday apartment above). Useful walk in storage cupboard.

### ENSUITE SHOWER ROOM

Chrome heated towel rail. Low suite w/c. Wash basin with tiled splashback. Walk in shower cubicle with chrome thermostatic shower. Sealed unit Aluminium double glazed window with inbuilt Manrose extractor fan.

## FIRST FLOOR

### LANDING

Exposed stone wall. Oak embedded glass balustrade. Sealed unit Aluminium double glazed window.

### SITTING ROOM

26'7" x 15'10" (both maximum) with dual aspect sealed unit Aluminium double glazed window. Central heating radiator. Bi-folding doors onto a glass Juliette balcony with panoramic open views. Exposed stone feature wall. Modern log burning effect gas fire.

## DINING ROOM

13'5" x 13' with a sealed unit Aluminium double glazed window. Central heating radiator. Picture rail. Ceiling rose. Cast iron multi-fuel stove with a stone hearth and matching mantle. Open to:

## BESPOKE BREAKFAST KITCHEN

20'9" x 14'3" with sealed unit Aluminium double glazed windows. Central heating radiator. Recessed low voltage ceiling spotlights. Superbly appointed oak fitted base units with contrasting granite worktops and matching upstands. Matching central island. Neff four ring ceramic induction hob with a matching stainless steel extractor canopy over. Neff single gas hob. Inset one and a half bowl sink with drainer grooves into the worktop with a chrome mixer tap. Integral dishwasher. Built in Neff microwave. Neff fan assisted double oven.

## PANTRY

8' x 5'5"

Extensive walk in pantry cupboard with instant boiling water.

## BEDROOM/STUDY

9'10" x 6'11" with a built in bed and sealed unit Aluminium double glazed window. Central heating radiator.

## W/C

Low suite w/c. Tiled floor and walls. Ceramic wash basin. Central heating radiator. Recessed low voltage ceiling spotlights. Extractor fan.

## SECOND FLOOR

### MASTER BEDROOM

16'9" x 16'5" with one of the best views you will see in the Dales. with Velux windows. Exposed stone feature wall. Central heating radiator. Double doors onto a glass Juliette balcony.

### DRESSING ROOM

Central heating radiator. Velux windows. Access to eaves storage.

### HOUSE BATHROOM

Central heating radiators. Velux windows. Ceramic wall tiling. Recessed low voltage ceiling spotlights. Low suite w/c. Chrome heated towel rail. Feature wash basin unit with a chrome mixer tap. Storage cupboard underneath the sink. Access to eaves storage. Large walk-in shower. Swiss Laufen ceramic bath with a feature chrome hot and cold mixer tap.

## 11 BRIDGE END

### ENTRANCE HALLWAY

Substantial hardwood front entrance door. Central heating radiator. Useful storage cupboards.

## KITCHEN

15'9" x 7'4" with a sealed unit Aluminium double glazed window. Central heating radiator. Hardwood rear stable door. Fitted hardwood wall and base units with matching worktops and tiled surrounds. Plumbing for a washing machine. Freestanding Hotpoint oven with an extractor canopy over. Stainless steel bowl and drainer sink with a chrome hot and cold mixer tap.

## SITTING ROOM

16'6" (into bay) x 13'5" with a feature bay window with sealed unit UPVC double glazed windows looking onto the River Wharfe. Central heating radiator. Cast iron log burning stove with a stone hearth and matching mantle.

## BEDROOM

14'4" x 10'2" with a sealed unit Aluminium double glazed window. Central heating radiator. Fitted wardrobing. Corner sink with storage below.

## HOUSE BATHROOM

With a sealed unit Aluminium double glazed window. Central heating radiator. Pedestal wash basin with chrome hot and cold taps. Low suite w/c. Panelled bath with chrome shower over. Recessed low voltage ceiling spotlights.

## EXTERNALLY

There is a large parking area for several vehicles which leads to a:

## HIGH TRIPLE GARAGE - IDEAL FOR CAR ENTHUSIASTS

26'9" x 23'2" (height 11'7") with electric single and double roller doors. Central heating radiators. WIFI cable connected. W/C with low suite w/c, stainless steel bowl and drainer sink with chrome hot and cold taps and further storage underneath.

To the front of the property there is a garden mainly laid to lawn with a stone paved patio area perfectly situated looking over the River Wharfe. To the side of the property there is a rockery garden. Above the garage there is a further lawned wild flowers area of garden which offers a versatile space.

## COUNCIL TAX BAND

The council tax band quoted for this property on the Gov.UK website is Band: B.

## TENURE

The tenure for this property is Freehold.

SERVICES All mains services are installed.

Please note we have not been able to test the equipment or installations in this property and recommend that prospective purchasers arrange for a qualified person to check any appliances before entering into any commitment.

VIEWING Strictly by arrangement with HARRISON BOOTHMAN. All potential viewers are advised to read a copy of our PRIVACY POLICY which can be found on our website. Alternatively a written copy is available on request.

Tel: Skipton 799993

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These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

Ref: JT13012025

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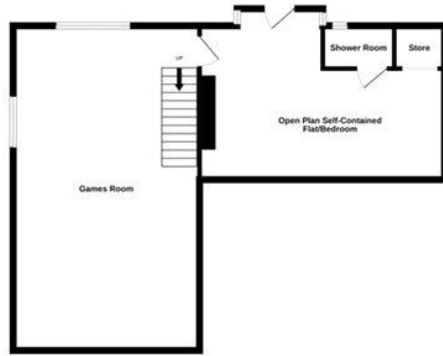




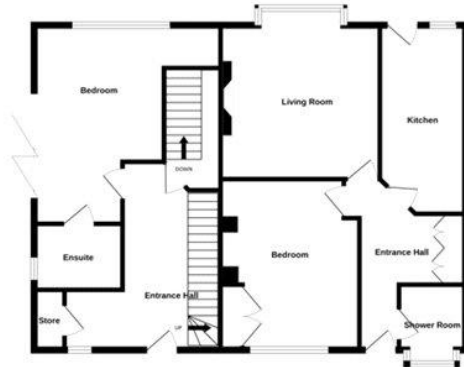




LOWER GROUND FLOOR



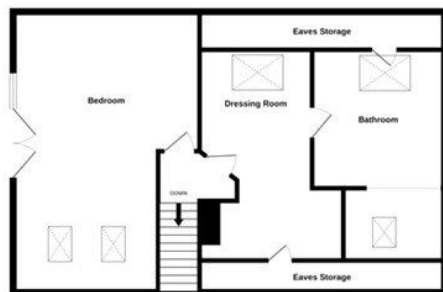
GROUND FLOOR



1ST FLOOR

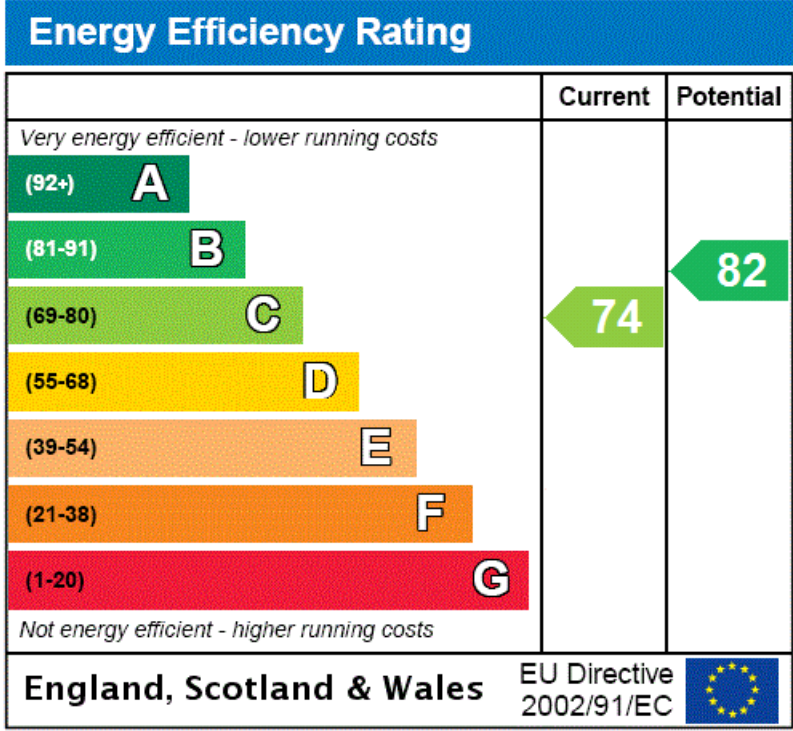


2ND FLOOR



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 Any prospective purchaser should satisfy themselves by inspection of the property.