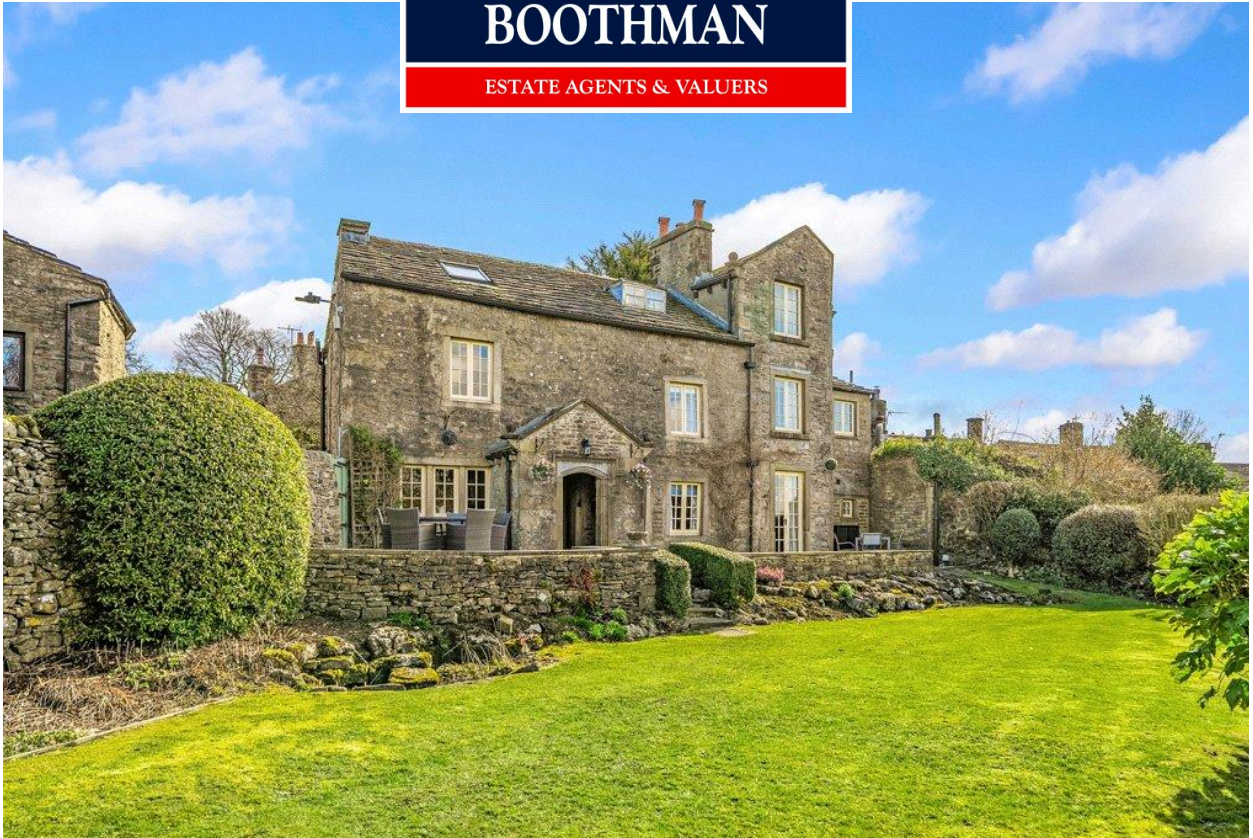


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



Ellesmere, 1 Garrs End Lane, Grassington,  
North Yorkshire, BD23 5BB



+ 5

+ 3

**Asking Price: £875,000**



- Seventeenth century detached residence
- Five / six bedrooms
- Generous private parking
- Stunning views
- Central village location

This prestigious and truly enchanting traditional stone built detached residence provides spacious five bedroom en-suite accommodation, with beautiful characterful features throughout and is superbly positioned in a prime location very close to the centre of this picturesque village often referred to as the "Capital of the Yorkshire Dales", yet enjoying stunning panoramic views and a quite remarkable degree of privacy.





Including the fantastic advantages of private driveway parking suitable for multiple vehicles, an attractive private walled garden area with detached stone built out-buildings, this extremely impressive house has much to commend it and represents an exciting and rare opportunity to acquire a superbly appointed, substantial family-sized character home in such a convenient central position.

Believed to date back to the seventeenth century, this interesting property has been tastefully refurbished throughout in recent years including a sympathetic blend of quality contemporary fixtures and fittings together with charming rustic features such as exposed stone masonry and wooden beamed ceilings. The extremely well maintained accommodation comprises very briefly:

Covered entrance porch. A stunning fitted kitchen with high quality appliances, a central breakfast bar, and under-floor heating. Formal dining room/sitting room. A spacious living room having French doors that lead out into the gardens. Separate utility and down-stairs WC. On the first floor there are three well planned double bedrooms. The principal bedroom is accompanied by a luxurious en-suite shower room. House bathroom. Landing with additional staircase up to the second floor. On the second floor there are two additional good sized bedrooms and snug room that could easily serve as a home office or sixth bedroom. Landing with storage space and a second floor bathroom. Outside there is the great advantage of private driveway parking suitable for multiple vehicles. Landscaped gardens provide an attractive feature briefly including lawn, stone flagged patio areas, a pond, established flowerbeds, and two useful out-buildings with light and power.

Set amidst beautiful open countryside in the Yorkshire Dales National Park the incredibly popular picturesque village of Grassington is served by a comprehensive variety of local amenities and services

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including an extensive range of shops, public houses and highly admired restaurants. The village is surrounded by the Yorkshire Dales countryside which 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. Reputable primary and secondary schools are available in the nearby neighbouring village of Threshfield.

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 Ermysteds 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.

Ellesmere is equipped with mains gas central heating (including luxurious under-floor heating on the ground floor), and sealed unit double glazing. Homes of this calibre are a rare find, the magnificent property with a great deal to commend it is described in further detail below:

## **GROUND FLOOR**

### **COVERED STONE ENTRANCE PORCH**

Feature stone masonry on display. With outside light and original stone slabs. Substantial oak entrance door to:

### **BESPOKE DINING KITCHEN**

16'7" x 11'9" Appointed with a beautiful range of fitted base and wall cupboard and drawer units dressed in two toned colours complimented by black quartz worktop surfaces. Down-lights beneath the wall units. Two bowl ceramic Belfast sink. Rangemaster oven equipped with five ring gas hob. Recessed stainless steel extractor fan with lighting. Integrated Bosch dishwasher. Built-in fridge. Central island incorporating additional drawers and breakfast bar space. Exposed wooden beams. Recessed ceiling spotlights. Timber windows on three sides of the room. Central heating radiator. Yorkshire stone flagged flooring. Gas under floor heating.

### **FORMAL DINING/SITTING ROOM**

16'9" x 11'2" Windows to both the front and rear. Exposed wooden beams. Open staircase with spindled balustrade. Feature dressed stone fireplace and hearth with open fire. Central heating radiator. Yorkshire stone flagged flooring. Gas under floor heating.

### **LIVING ROOM**

18' x 13'5" Exposed wooden ceiling beams. Timber framed windows. French door leading out into the gardens. Cast iron Stovax wood burning stove set on a stone hearth having wooden mantle piece above. TV point. Two central heating radiators. Fitted carpets.

#### DOWNSTAIRS WC/UTILITY ROOM

7'2" x 4'5" With two piece white suite incorporating low suite WC and a small hand wash basin. The utility room provides generous floor space and plumbing for an automatic washing machine, a dryer, and a free standing fridge/freezer. Central heating radiator. Timber windows. Woodgrain effect laminated flooring.

### FIRST FLOOR

#### LANDING

With spindled balustrade. Central heating radiator. Timber windows to the rear elevation. Attractive exposed beams.

#### PRINCIPAL BEDROOM SUITE

18' x 13'5" A spacious bedroom enjoying plenty of natural light from two sets of timber framed windows. Stunning long distance views over Grassington towards surrounding Yorkshire Dales countryside. Two ceiling beams. Two central heating radiators. Fitted carpets.

#### CONTEMPORARY EN-SUITE SHOWER ROOM

Providing a three piece suite comprising low suite WC, a hand wash basin set on a black quartz surface which has vanity drawers under, and a large walk-in shower enclosure having two chrome thermostatic showerheads. Tasteful mixture of decorative ceramic wall tiles. Recessed ceiling spotlights. Chrome ladder radiator. Extractor fan. Two timber windows. Vinyl flooring.

#### BEDROOM TWO

13' x 11'1" Timber window to the front elevation. Stunning long distance views over Grassington towards surrounding countryside. Recessed cupboard. Central heating radiator. Fitted carpets.

#### BEDROOM THREE

11'4" x 11'2" Timber window to the front elevation. Stunning long distance views over Grassington towards surrounding Yorkshire Dales countryside. Central heating radiator. Fitted carpets.

#### HOUSE BATHROOM

With a four piece white suite incorporating low suite WC, pedestal hand wash basin and panelled bath with mixer tap/shower over. Separate shower enclosure providing two chrome thermostatic showerheads and splash-back wall panels. Complementary tiling. Timber window. Extractor fan. Ladder style radiator.

### SECOND FLOOR

#### LANDING

Spindled balustrade. Exposed wooden ceiling beams and roof trusses. Double glazed windows. Useful store cupboard. Steps up to cupboard housing the gas central heating boiler and hot water cylinder. Fitted carpets.

#### BEDROOM FOUR

12'8" x 11' Having windows to two sides providing superb long distance views across countryside. Fitted carpets.

#### BEDROOM FIVE

11'2" x 6'6" Exposed wooden beams. Timber windows. Central heating radiator. Fitted carpets.

#### SNUG ROOM

11'3" x 7'9" Suitable for a variety of purposes (i.e. a home office, games room etc) Appointed with two velux windows. Superb views. Fitted shelves. Attractive exposed wooden roof trusses. Wall lights. Two central heating radiators. Fitted carpets.

#### SECOND FLOOR BATHROOM

A three piece white suite providing low suite WC, a pedestal hand wash basin, and a panelled p-shaped bath with thermostatic shower over. Ceramic wall tiles and wall panelling. Recessed ceiling spotlights. Extractor fan. Velux window. Central heating radiator. Woodgrain effect laminated flooring.

#### OUTSIDE

The gardens offer a particularly attractive feature, providing a substantial amount of outdoor space and a good degree of privacy all whilst being situated in the heart of Grassington village centre. The expertly landscaped gardens including level stone flagged patios/sitting out areas, outside lighting and power points, a large predominantly level manicured lawn, a rockery, an established pond, well stocked colourful flowerbed borders and evergreen hedges.

Access to two out-buildings constructed with reclaimed stone and both providing lighting and power points.

Just outside the main garden perimeter lies two semi-enclosed private driveways offering the incredibly rare benefit of very generous parking space suitable for multiple vehicles whilst being situated in the centre of Grassington.

#### DIRECTIONS

On entering the village of Grassington with the village of Threshfield behind you, proceed up towards the centre of the village and where the road bears round to the right - turn left onto Wood Lane. Proceed just a short distance along Wood Lane and take the first right hand turn onto Moody Sty Lane, proceed along this road, where it takes a 90 degree left hand turn, turn right instead onto Garrs End Lane. As you ascend Garrs End Lane, Ellesmere is located on the right hand side.

#### COUNCIL TAX BAND

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

#### TENURE

The tenure for this property is FREEHOLD

SERVICES All mains services are installed.

Ref: MGLEDHILL20325

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

Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on the floor plan. The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

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

If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.





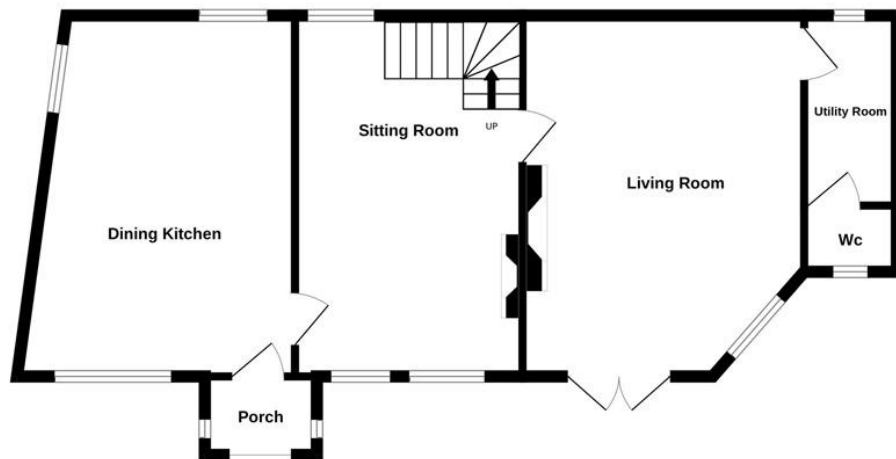




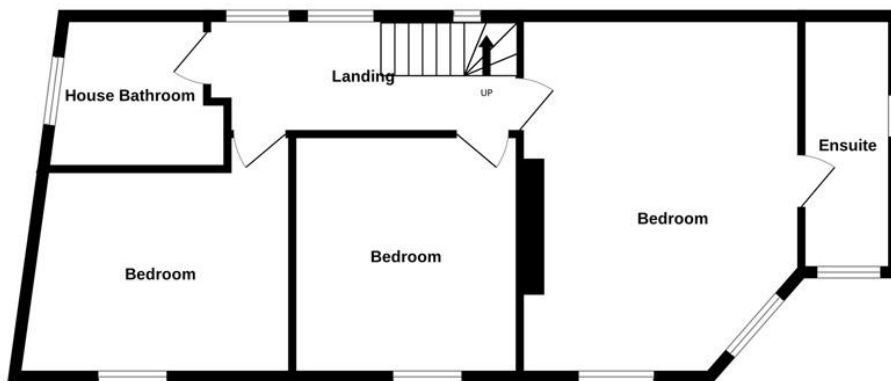




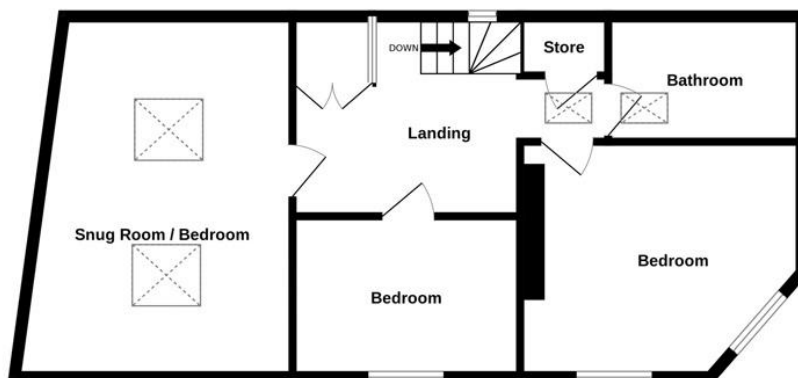
## GROUND FLOOR



## 1ST FLOOR



## 2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy performance certificate (EPC)

1 Gars End Lane Grassington SKIPTON BD23 5BB	Energy rating <b>D</b>	Valid until: <b>17 March 2035</b>
		Certificate number: <b>4835-8027-7400-0084-8292</b>

Property type	Detached house
Total floor area	209 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82 B
69-80	<b>C</b>		
55-68	<b>D</b>	66 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

These particulars do not constitute an offer or contract of sale.  
Any prospective purchaser should satisfy themselves by inspection of the property.