

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



The Gate House, Hebden Road,
Grassington BD23 5DA
Asking Price: £610,000



+ 4



+ 4



- Stone built detached family home
- Four good sized ensuite double bedrooms
- Highly desirable location
- Quality fixtures and fittings throughout
- Private parking and potential to create a garage

A superb opportunity to purchase this four bedroomed family home set on a deceptively large plot with ample parking and enjoying a desirable location situated between the Dales villages of Hebden and Grassington with stunning open countryside views.



The property offers over 2100 square feet of living accommodation which is well-appointed throughout whilst also offering potential for buyers who need ground floor space for dependent relatives.

Very strongly recommended for inspection, this family sized home of distinction with oil fired central heating, sealed unit double glazing, quality fittings and fixtures, offers briefly:

An entrance porch, an entrance hallway, a sitting room with a feature fireplace and cast-iron open fire, a dining room, an open plan dining kitchen finished in a farmhouse style with quality oak wall and base units, a snug, a utility room, a double bedroom and a spacious house bathroom with a contemporary four piece suite.

To the first floor there are three good sized double bedrooms, two of which have ensuite shower rooms and the house bathroom with a three piece suite. The master bedroom also benefits from a large walk in dressing room.

Externally the property sits on an extensive plot with a private driveway with space to potentially create garaging (subject to relevant permissions) and large gardens to the front, side and rear.

Surrounded by beautiful open countryside in the picturesque Yorkshire Dales National Park, the property sits 0.7 miles from the very popular village of Hebden and also stands less than one mile east of Grassington. Grassington offers a wide variety of everyday shops, amenities, recreational facilities and sports clubs. Grassington also includes an excellent primary school and nearby Threshfield offers the well respected Upper Wharfedale Secondary School.



Harrison Boothman Estate Agents & Valuers
1 Unicorn House, Keighley Road, Skipton, BD23 2LP
Telephone: 01756 799993
Email: info@harrison-boothman.co.uk
Web: www.harrison-boothman.co.uk



The historic market town of Skipton known as the 'Gateway to the Dales' is only circa eleven miles away to the south offering more extensive shops and amenities together with Ermysteds Boys Grammar School and Skipton Girls High School.

The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

Hebden is served by a bus service. The nearby award-winning Clarendon Hotel includes a bar and restaurant, whilst Hebden also has the popular Old School Tea Room. The local area is renowned for its stunning scenery providing an excellent landscape for walking, cycling, fell running, horse riding and an extensive variety of outdoor pursuits.

Certainly offering a unique opportunity, The Gate House comprises in further detail:

GROUND FLOOR

ENTRANCE HALL

Tiled flooring with electric underfloor heating. Sealed unit UPVC front entrance door. Central heating radiator.

UTILITY ROOM

11'2" x 4'4" with a sealed unit UPVC double glazed window. Fitted wall and base units. Plumbing for a washing machine. Oil fired central heating radiator.

OPEN PLAN DINING KITCHEN

26'8" x 11'10" with tiled flooring with electric underfloor heating. Oak fitted wall and base units with granite effect worktops and tiled surrounds. Central breakfast island with matching base units and worktop. Integral dishwasher. Recessed low voltage ceiling spotlights. Integral wine fridge. Recess for American style fridge freezer. Central heating radiators. Lamona fitted microwave. Rangemaster stove with a concealed extractor over. Sealed unit UPVC double glazed window and a matching side entrance door. Composite bowl and drainer sink with a hot and cold mixer tap with a boiling water tap. Open to:

SNUG

13'3" x 10'11" with sealed unit UPVC double glazed windows with superb open countryside views. Central heating radiator.

DINING ROOM

12'8" x 9'11" with sealed unit UPVC double glazed windows with open countryside views. Central heating radiator.

SITTING ROOM

22'4" x 11'11" with a bay window with sealed unit UPVC double glazed windows. Central heating radiators. Feature fireplace with a granite hearth, carved wood surround and a cast iron open fire. Ceiling rose.

PORCH

Sealed unit UPVC double glazed window and matching entrance door.

DOUBLE BEDROOM

13'8" x 11'3" with sealed unit UPVC double glazed windows. Central heating radiator.

LUXURY BATHROOM

Tiled flooring with electric underfloor heating. Central heating radiator. Low suite w/c. Recessed low voltage ceiling spotlights. Sealed unit UPVC double glazed window. His and Hers sink. Walk in shower with dual chrome thermostatic and rainfall shower over. Large jacuzzi bath. Chrome heated towel rail. Extractor fan.

FIRST FLOOR

LANDING

Loft access. Storage cupboard housing the hot water tank. Sealed unit UPVC double glazed window.

MASTER BEDROOM

26'8" x 13'8" with sealed unit UPVC double glazed windows with stunning open countryside views. Central heating radiator. Walk in dressing room with shelving and clothing rails.

ENSUITE SHOWER ROOM

Low suite w/c. Partial wall tiling. Recessed low voltage ceiling spotlights. Extractor fan. Sealed unit UPVC double glazed window. Central heating radiator. Vanity wash basin with storage underneath. Walk in shower cubicle with Aqualisa shower.

BEDROOM TWO

26'8" x 8'3" with sealed unit UPVC double glazed windows. Central heating radiators. Recessed low voltage ceiling spotlights.

HOUSE BATHROOM

Full floor and wall tiling. Sealed unit UPVC double glazed window. Recessed low voltage ceiling spotlights. Chrome heated towel rail. Ceramic wash basin. Low suite w/c. Extractor fan. Shower cubicle with Aqualisa shower.

BEDROOM THREE

11'10" x 10'3" with sealed unit UPVC double glazed windows with superb views. Central heating radiator. Dressing room.

ENSUITE SHOWER ROOM

Pedestal wash basin. Partial wall tiling. Low suite w/c. Extractor fan. Shower cubicle with chrome thermostatic shower.

EXTERNAL

To the front of the property there is a low maintenance garden area with a feature stone bench and outdoor table with stunning long distance views over the Dales countryside. To the side there is a stone flagged patio and a covered seating area with stone BBQ ovens. To the rear there is a large private driveway with parking for several vehicles. In the past the current vendor did have planning permission for a single garage to be put up and subject to relevant permissions this could be looked into again. There's a large further section of garden with a block-paved patio area and shrub borders.

COUNCIL TAX BAND

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

TENURE

The tenure for this property is Freehold.

SERVICES

All mains services are installed with the exception of gas as the property has oil.

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: JT07042025

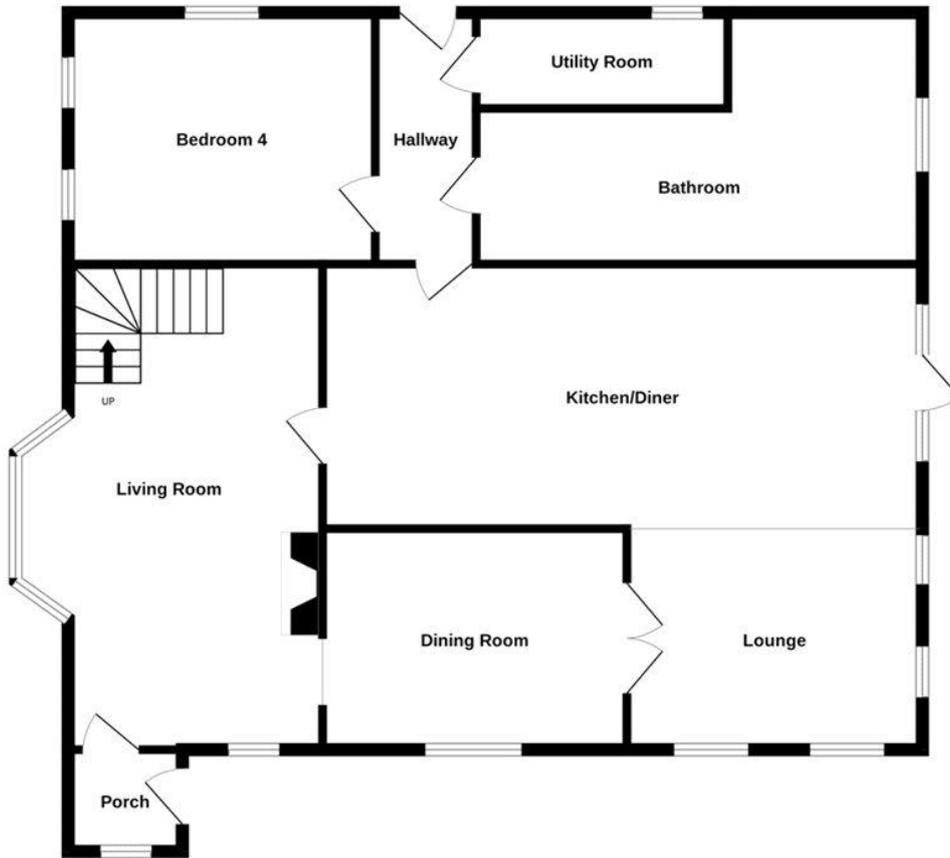
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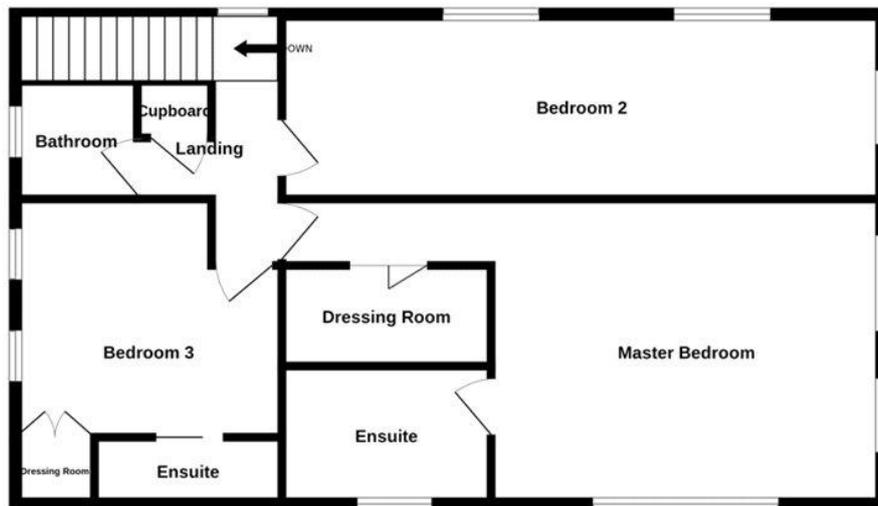




GROUND FLOOR



1ST 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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These particulars do not constitute an offer or contract of sale.
Any prospective purchaser should satisfy themselves by inspection of the property.