

**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



4 Eshton Hall, Eshton Road, Gargrave  
BD23 3QQ  
Asking Price: £465,000



+ 2



+ 2



- Unique character duplex apartment
- Versatile and spacious living accommodation
- Private parking and a single garage
- Beautiful and desirable location
- Superbly appointed throughout

A unique and extremely substantial converted country residence offering an opportunity to purchase the Principal Apartment with glamorous and immaculately presented accommodation benefitting from exquisite period features, stunning open views and a superb lower ground floor 'guest suite' providing useful supplementary living space.





Including the great advantage of designated private parking together with a single garage with power, this spacious and highly distinctive character home occupies an enviable ground floor position within this prestigious residential conversion of a historic Grade II listed country mansion, ideally positioned on the southern side of the scenic Yorkshire Dales National Park only five miles from Skipton and within easy commuting distance of all nearby business centres.

Beautifully appointed and offering a level of space and luxury that is often difficult to find within the price range, this property is strongly recommended for inspection, having very close to 2,700 square feet of accommodation, imaginatively planned over two floors and with both principal rooms benefitting from large picture windows commanding spectacular open views.

One of the most remarkable features of this contemporary period home is the magnificent open plan living room which must be seen first-hand to be fully appreciated. With high ceiling, ornate decorative plasterwork, opulent chandelier and wall lighting, large picture window and a substantial marble fireplace providing an impressive focal point. This extravagant room was originally the dining room serving Eshton Hall and certainly offers an exciting space for entertaining whilst also serving as a wonderful everyday living space.

This extremely well-proportioned 'duplex' style home also includes a recently re-fitted Howdens kitchen, a wine cellar/dressing room, a games room/home office, a cloak room, a utility room, two upgraded bathrooms and an impressive lower ground floor guest suite; providing spacious and extremely versatile supplementary living space, ideal for visitors or teenage children. The spacious guest room could be used

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as a further living room if required, and benefits from its own independent external access and small built-in kitchenette.

Despite offering generous two storey accommodation, this thoughtfully designed home may also appeal to those searching for an interesting alternative to a bungalow, with the ground floor alone sufficiently offering comfortable everyday living space for a single person or a couple.

The accommodation is presented and maintained in immaculate condition throughout and benefits from high quality fixtures and fittings together with elegant bespoke internal doors and numerous charming original features.

The historic Eshton Hall was tastefully restored and converted in 2005 by Messrs Burley Developments to create a fabulous selection of superior homes within this highly desirable rural setting.

On first arrival a secure gated entrance and sweeping landscaped driveway offer a prestigious first impression, whilst surrounding the hall there are attractive, fully maintained communal grounds which provide a splendid outdoor space to sit and admire the fine open views towards the local fells.

Despite being situated only a short driving distance away from Skipton and its many town centre amenities, Eshton Hall is surrounded by beautiful open countryside and attracts a variety of birds and other wildlife including deer. The estate benefits from some delightful scenic walks directly from the doorstep, whilst the nearby village of Gargrave (with railway station) is less than one mile away, providing a variety of shops and other amenities.

Although the estate dates back over 800 years, the existing house was successfully remodelled for the Wilson family in 1825, using an Elizabethan revival style designed by architect George Webster of Kendal. Sir Matthew Wilson was a local magistrate and MP and his statue now stands in a prominent location on Skipton High Street. His half-sister, Francis Mary Richardson-Currer, was famed for having one of the finest collections of books in the country and it is suggested that her library may have been an inspiration for the Bronte sisters, with Charlotte Bronte writing *Jayne Eyre* under the pseudonym of 'Currer Bell'. No. 4 Eshton Hall is accessed via the impressive main communal entrance/reception area, with galleried oak staircase and magnificent glazed atrium providing a truly breath-taking spectacle.

Equipped with a security alarm system, LPG central heating and a video intercom entry system, the property offers a high level of prestige, comfort and privacy within an extremely safe and secure residential environment and certainly represents a superb opportunity. Comprising in further detail:

## GROUND FLOOR

Secure communal entrance door leading to:

## COMMUNAL ENTRANCE

A spacious room with seating and numerous period features. Individual apartment mailboxes. Further door leading to:

#### GRAND COMMUNAL RECEPTION HALL

Featuring an impressive oak galleried staircase with magnificent glazed atrium and ornate plaster-work above. Private apartment entrance door leading to:

#### OPEN PLAN ENTRANCE LOBBY AREA

With security intercom handset. Wall panelling. Engineered oak flooring. Door leading to a SPACIOUS CLOAKROOM. The lobby area is open plan to the:

#### MAGNIFICENT LIVING ROOM WITH DINING AREA

33' (max) x 24'2" - A particularly spacious and impressive open plan living space featuring a high ceiling with ornate decorative plaster-work and feature chandelier. Complementary wall lights. Engineered flooring. Large multi-paned picture window providing spectacular open panoramic views over the surrounding fields and countryside and towards Sharphaw Fell. Fitted blinds and curtains included. Substantial original marble fireplace providing a superb focal point with tiled hearth. Four central heating radiators. Picture rails. Dado rails with panelling underneath. Further opening leading to the adjoining:

#### BEAUTIFULLY RE-FITTED 'HOWDENS' KITCHEN

12'2" x 10'4" cleverly designed being predominantly partitioned away from the main living and dining area yet still offering a sociable layout for entertaining. Superbly appointed with a range of stylish modern fitted navy fronted wall and base units with stylish contrasting granite worktops and ceramic tiled surrounds. Ceramic floor tiling. Plate rack. Large pantry cupboard. Neff microwave. Neff five ring ceramic induction with a Neff stainless steel extractor over. Tall Neff fan assisted oven. Integral Neff dishwasher. Integral Neff fridge and freezer. Double Belfast sink with a chrome tap with a boiling water attachment.

#### INNER HALLWAY

With central heating radiator. Dado rail. Engineered oak flooring. Airing cupboard housing the hot water cylinder.

#### UTILITY ROOM

9'8" x 5'4" with fitted wall and base units to match the kitchen together with granite worktop surfaces and tiled surrounds. Inset ceramic sink with a chrome hot and cold mixer tap. Plumbing for an automatic washing machine. Central heating radiator. Recessed ceiling spotlights. Extractor fan. Recess for an American style fridge freezer.

#### MASTER BEDROOM

18'10" x 17' - A large and impressive room again having a high ceiling with decorative plaster work. Further large multi-paned picture window enjoying spectacular open views towards the fells. Fitted blinds and curtains included. Two central heating radiators. Built-in cupboard/store. Navy fronted fitted wardrobing. Picture rails.

#### LUXURIOUS HOUSE BATHROOM

Superbly appointed with stylish ceramic floor and contrasting wall tiling. Vanity wash basin with storage underneath and a mirror over with LED lighting integrated. Freestanding ceramic bath with chrome bath taps and a handheld chrome shower. Concealed cistern Geberit remote controlled w/c. Large walk in shower cubicle with glass panelling and a chrome thermostatic rainfall shower. Copper wall radiator. Recessed low voltage ceiling spotlights. Extractor fan.

From the inner hallway a lockable door leads down to the:

#### LOWER GROUND FLOOR / BASEMENT LEVEL

##### HALLWAY

With doors leading to all rooms. Dado rail. Central heating radiator. Wall lights.

##### GAMES ROOM/HOME OFFICE

14'9" x 8'10" suitable for a variety of uses. Superb vaulted ceiling. Electric heater. Two wall light points. Karndean flooring.

##### WINE CELLAR / DRESSING ROOM

11'2" x 5'10" with superb vaulted ceiling. Wall light. Karndean flooring. Fitted cupboards.

##### OCCASIONAL BEDROOM (NO WINDOW / NATURAL LIGHT)

17'9" x 8'7" with superb semi-vaulted ceiling. Central heating radiator. Four wall light points. Walk-in wardrobe with fitted lighting.

##### SPACIOUS GUEST BEDROOM / SECOND LIVING ROOM

23' x 14'11" offering a great deal of versatility having its own external access with twin doors and fitted timber shutters. Superb vaulted ceiling. Two central heating radiators. Four wall light points. Multi-paned single glazed window. Small built-in kitchenette area.

##### EN-SUITE / HOUSE SHOWER ROOM

Superbly appointed with stylish full ceramic wall and floor tiling. Fitted wall radiator. Recessed low voltage ceiling spotlights. Extractor fan. Walk in shower cubicle with chrome thermostatic shower. Low suite w/c and ceramic wash basin semi-recessed into a storage unit with worktops. Fitted LED mirror with shaver point.

##### OUTSIDE

Eshton Hall is accessed via a secure gated entrance with sweeping driveway leading up through impressive, fully-maintained communal grounds including level lawn and patio areas, all enjoying superb open views over the surrounding fields and countryside. There is a good sized turning area directly in front of the building whilst the garages are situated to the rear.

##### DESIGNATED PRIVATE PARKING & VISITOR PARKING

##### SINGLE GARAGE IN A SEPARATE BLOCK NEARBY

With light, power and remote controlled access door.

## COUNCIL TAX BAND

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

## TENURE

The property is leasehold on the remainder of an 999 year lease. The service charge for this property is £2180.17 per quarter. The service charge covers all communal maintenance, electricity and gardening. The residents also contribute toward the cost of a block insurance policy. The cost of this is £619.44 per quarter. Sub-letting is permitted however there is a restriction on holiday letting.

**SERVICES** Mains water and electricity are installed. The central heating is fired by LPG. There is a shared LPG storage system however each property is individually metered. Mains gas is not available. Drainage is to a shared septic tank.

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

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.

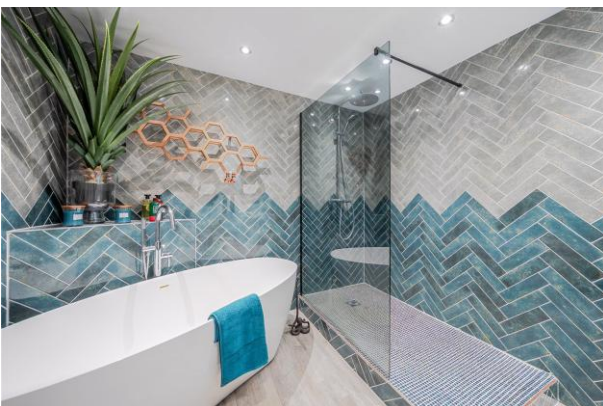
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Any prospective purchaser should satisfy themselves by inspection of the property.





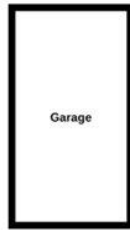




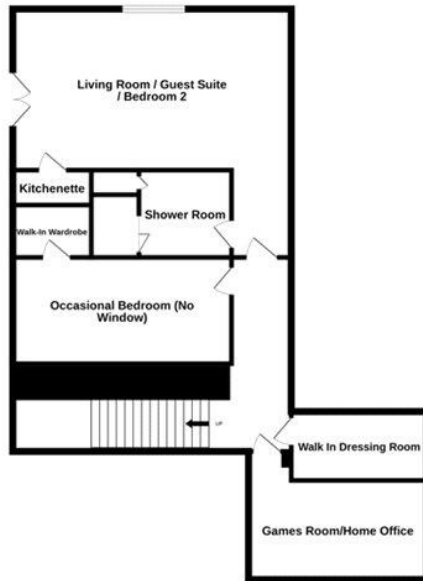




GARAGE



LOWER GROUND FLOOR



GROUND FLOOR



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