



Portree, 13 Barden Fell View, Grassington, Skipton, BD23 5LL

Asking Price £775,000

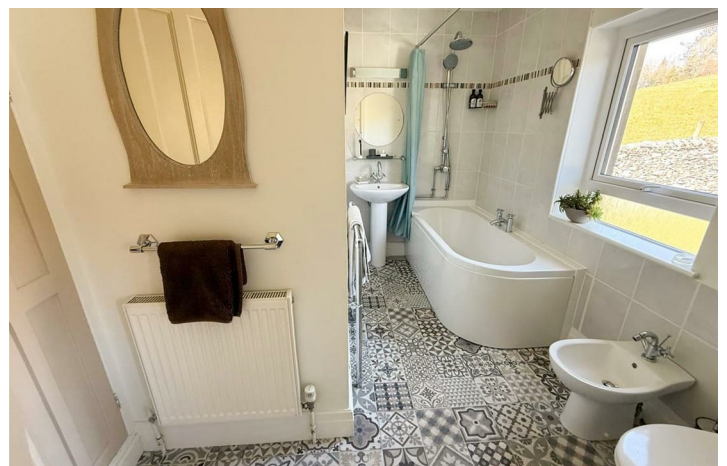
- THREE BEDROOMS
- 0.39 ACRE PLOT
- OPEN PLAN DINING KITCHEN
- UTILITY ROOM & PANTRY
- EXTENSIVE PARKING WITH ELECTRIC CAR CHARGER
- THREE BATHROOMS
- TWO GARAGES
- GARDEN ROOM
- INTEGRATED SOLAR PANELS
- SOUGHT AFTER YORKSHIRE DALES VILLAGE

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This BEAUTIFULLY CRAFTED, STONE-BUILT, DOUBLE-FRONTED DETACHED HOME occupying a 0.39 ACRE PLOT AT THE END OF A PEACEFUL, TREE-LINED LANE. ELEVATED TO COMMAND FAR-REACHING VIEWS of the surrounding countryside. With EXTENSIVE PARKING, DETACHED TRIPLE GARAGE/WORKSHOP and SEPARATE DOUBLE GARAGE. Early viewing is recommended to appreciate all this 'rare to the market' property has to offer.



Council Tax Band: F



PROPERTY DETAILS

A truly special home with breathtaking views in the Yorkshire Dales. This beautifully crafted, three bedroom, stone-built, double-fronted detached home occupies a 0.39 acre plot at the end of a peaceful, tree-lined lane. Elevated to command far-reaching views of Rylstone Fell and the surrounding countryside, the property has been lovingly renovated and substantially extended in recent years, seamlessly blending timeless character with stylish modern living.

Upon entering, the welcoming hallway sets the tone with its elegant, enclosed staircase and ornate archway. To the right, the sitting room offers a cosy retreat, complete with a multi-fuel stove set into a characterful fireplace, a large bay window, and additional side windows that fill the space with natural light and showcase the spectacular views.

At the heart of the home lies a stunning open plan living/dining kitchen. This bespoke space features a handmade kitchen by Eastburn pine with central breakfast island, a freestanding sink, and an Everhot electric Aga-style cooker. French doors lead to the rear garden, while a charming walk-in pantry adds both style and practicality. The adjoining living/dining area continues the sense of openness and light, with another bay window, a recessed fireplace with multi-fuel stove, and panoramic vistas.

A well-appointed utility room adjoins the kitchen, and to the rear, a striking garden room extension offers vaulted ceilings with Velux windows, a floor-to-ceiling picture window overlooking the garden, and access to the side driveway. A sleek cloakroom and a walk-in coat cupboard complete the ground floor.

Upstairs, the spacious landing includes a rear-facing window that perfectly frames the garden. The master suite is positioned to take full advantage of the views and includes a walk-in wardrobe and a luxurious en-suite shower room. Two further double bedrooms, one of which is again ensuite, also benefit from the elevated setting and a stylish family bathroom completes this floor. Also worthy of note is that the loft has been structurally converted for additional space.

Outside, the property is accessed via a gated, tree-lined lane. The grounds are as impressive as the interior, sitting in an 0.39 acre plot, enclosed by traditional stone walls and backing onto open fields. A recently built detached triple garage/workshop, fully equipped with electricity, plumbing, and water, offers excellent potential for conversion into an office, annexe, or holiday let (subject to planning). A separate double garage lies on the opposite side of the property. (Please note: the driveway and patio require some final finishing work). The property also offers extensive parking for 6+ cars and a 7Kw electric car charging port.

The rear garden features a beautifully kept lawn and, at its summit, a contemporary glazed and decked seating area, ideal for relaxing and soaking in the incredible views. There is also discreet under-deck storage.

Quietly tucked away just outside the heart of this highly desirable Dales village, the property offers peace and privacy without compromising convenience. A short walk brings you to local amenities including charming independent shops, pubs, cafés, and restaurants. The village also boasts a well-regarded primary and secondary school, a regular bus service, and a vibrant community spirit. For wider services, the thriving market town of Skipton is just nine miles away, with top-rated secondary schools and direct rail links for commuters.

For those seeking a spacious, character-filled home with unbeatable views and endless potential in a picturesque village setting, this exceptional property is a rare find. A true gem in the heart of the Yorkshire Dales.

ADDITIONAL DETAILS

The property benefits from integrated solar panels with battery storage, ensuring low electricity charges.



Viewings

Viewings by arrangement only. Call 01756 753341 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC