



## New Ghyll House, Low Lane, Grassington, Skipton, BD23 5AU

**Asking Price £765,000**

- FIVE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- LARGE KITCHEN/DINER
- PARKING FOR MULTIPLE VEHICLES
- GARDEN ROOM
- BATHROOMS TO BOTH FLOORS
- ADDITIONAL W.C/CLOAKROOM
- INTEGRAL GARAGE
- BALCONY
- SUBJECT TO 106 LOCAL OCCUPANCY RESTRICTION



# Low Lane, Skipton BD23 5AU

New Ghyll House stands as a MAGNIFICENT FIVE-BEDROOM COUNTRY RESIDENCE, nestled within CAPTIVATING AND GENEROUS GARDENS, enjoying an ELEVATED POSITION offering BREATHTAKING VIEWS ACROSS THE WHARFE VALLEY. Under the stewardship of its current owners, this exquisite home has undergone a COMPREHENSIVE TRANSFORMATION AND RENOVATION, with no expense spared on its fixtures and fittings. Throughout, it exudes a blend of STYLE AND CONTEMPORARY ELEGANCE. Whether for families or discerning buyers, this remarkable residence holds broad appeal. From the moment you set foot on the drive, it becomes evident that you have arrived at a TRULY EXCEPTIONAL PROPERTY.



Council Tax Band: E



## PROPERTY DETAILS

New Ghyll House stands as a magnificent five-bedroom country residence, nestled within captivating and generous gardens, enjoying an elevated position offering breathtaking views across the Wharfe Valley. Under the stewardship of its current owners, this exquisite home has undergone a comprehensive transformation and renovation, with no expense spared on its fixtures and fittings. Throughout, it exudes a blend of style and contemporary elegance. Whether for families or discerning buyers, this remarkable residence holds broad appeal. From the moment you set foot on the drive, it becomes evident that you have arrived at a truly exceptional property.

Upon entering from the rear parking area, you're greeted by a reception/utility/boot room with ample built-in storage having oak flooring and a cloakroom with W.C and wash basin. The kitchen is a highlight, featuring sleek white gloss fronted units, having granite effect worktops with integrated fridge freezer, dishwasher, two ovens and induction hob, a central island with granite water fall worktop adds a finishing touch to this inviting space. Adjacent is a spacious, oak floored dining room with access to a balcony boasting spectacular village and Dales views. A cosy living room, also with scenic vistas, complements this area. This level also offers two double bedrooms and a luxurious four piece bathroom compete with underfloor heating. Descending to the ground floor, you'll find a second sitting room with oak flooring and access to a garden room, perfect for unwinding whilst enjoying the view. Additionally, there are three more double bedrooms, a lavish bathroom again with underfloor heating, and a utility room/office with a walk-in wardrobe.

Outside, an integral garage provides parking and storage, supplemented by rear parking for multiple vehicles. The property offers potential for landscaped gardens or flagged areas. The side gardens overlook open fields and feature a summer house, ideal for outdoor dining and entertaining.

A sweeping concrete driveway leads to Low Lane, a short distance from the village centre. Grassington, surely one of the most sought after Dales villages, is set within the Yorkshire Dales National Park and offers a range of local amenities and outdoor leisure activities. The village boasts excellent schools, shops, pubs, and restaurants, ensuring a vibrant community lifestyle.

## ADDITIONAL INFORMATION

The property is subject to a 106 local occupancy

restriction. see below for qualifying factors.

**LOCAL OCCUPANCY RESTRICTION** An occupying household is required to comply with ONE of the following criteria, at the point of occupancy: i) Existing residents of the National Park establishing a separate household, purchasing a property for the first time, downsizing to a more manageable home or requiring more space for a growing family; ii) A head of household who is or whose partner is in or is taking up full-time permanent employment or self employment, within the National Park (or in another part of a parish split by the National Park boundary). Where a person is employed in a business that operates in multiple locations, their employment activities should take place predominantly inside the National Park; iii) A household that has a child at a school within the National Park; iv) Householders currently living permanently in a dwelling which is either shared but not self contained, overcrowded, or is otherwise unsatisfactory by environmental health standards and which is within the National Park (or in another part of a parish split by the National Park boundary); v) Elderly or disabled persons requiring sheltered or otherwise more suitable accommodation who already live permanently within the National Park (or in another part of a parish split by the National Park boundary); vi) Persons having to leave tied accommodation within the National Park (or in another part of a parish split by the National Park boundary); vii) Former residents of the National Park (or of another part of a parish split by the National Park boundary) whose case is accepted in writing by the Authority as having a need to return to the National Park. • If after a period of 12 weeks a qualifying household is not forthcoming then the area will be widened by substituting 'National Park' with 'area of the National Park and constituent district council'. • The categories set out in criteria i), iv), v) and vi) will apply only to persons who have resided permanently in the National Park for the preceding three years. Category vii) will apply to residents who have resided in the National Park for a minimum of 10 years. Occupation will be as a principal or main residence and not as a holiday home, second home or short term let accommodation.



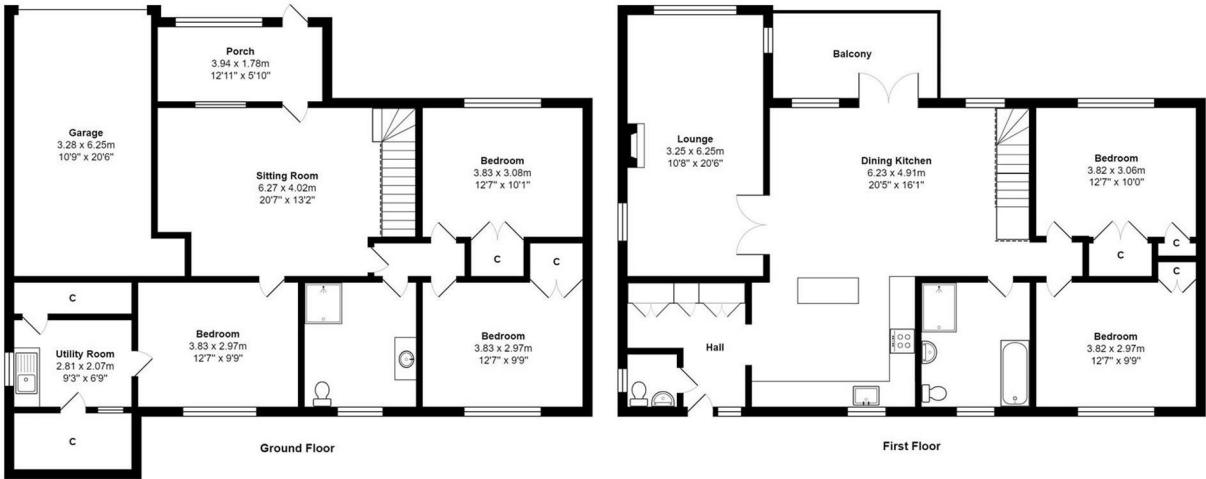
### Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

### EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(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



Total Area: 198.6 m<sup>2</sup> ... 2138 ft<sup>2</sup> (excluding garage, balcony)  
All measurements are approximate and for display purposes only