



**Church Road, Linton Falls**  
**£809,950**







# Riverside Manor

## Church Road

Linton Falls  
BD23 6BQ

DATING BACK TO THE 1700'S IS THIS WONDERFUL COUNTRYHOUSE RENOVATION THAT CAPTURES ALL THE ROMANCE AND CHARM OF THE LINTON FALLS. A FOUR BEDROOM PROPERTY THAT HAS BEEN LOVINGLY RESTORED WITH RIVERSIDE FRONTAGE GARDENS, AMPLE PARKING AND FISHING RIGHTS.

Formally the Catchall Arms, Riverside Manor has been sympathetically renovated to an incredibly high finish by a local renowned developer maintaining many original period features. With four double bedrooms, two en-suites and a luxury family bathroom with riverside views from the tub! A bespoke handmade kitchen, family room and sitting room and restored original pantry! The vast gardens enjoy riverside frontage as well as fishing rights and with ample parking to the front and a detached garage completes this delightful home .



Linton Falls is on a magnificent stretch of the River Wharfe and close to the ancient 12th Century church, all just a few hundred yards from Linton which is a typically charming Dales village with a well-patronised local pub standing at the village green and pretty ford. Just under a mile away is the picturesque Dales town of Grassington with its cobbled square, offering a comprehensive range of facilities including a health centre, primary and secondary schooling, shops, pubs, restaurants etc, as well as being surrounded by some of the finest countryside in the Yorkshire Dales National Park. Approximately 9 miles to the south is the bustling market town of Skipton with its wider range of amenities, excellent schools and good transport links to many of the business centres in West Yorkshire and East Lancashire, all of which are within daily commuting distance.



Leaving no stone unturned this property has benefitted from a full renovation whilst keeping many of the original features such as original skirting and architrave and restored internal doors. Cast iron period radiators throughout (except the lower ground floor) and new modern authentic sliding sash windows to the front of the property and Everest SUDG to the rear. Benefitting from an oil fired central heating system and is described in brief below using approximate room sizes:-

## GROUND FLOOR

**ENTRANCE HALL** Welcoming you into the property with an open stone porchway and original solid wood front door with the original lock and large key still with it! With a stone flag floor and wood panelling to the walls, a perfect place for coats and boots.

**SITTING ROOM** 19' x 16' (5.79m x 4.88m) A delightful sitting room with many period features including parquet flooring, exposed beams and ornate built in cupboard. A fabulous picture window to take in the stunning fell views with window seat and panelled architrave surround. A feature stone fireplace with stone hearth and large multi fuel stove and a quirky internal window to the pantry.

**INNER HALLWAY** Exposed beams and a sweeping staircase to the 1st floor. A lovely window on the half landing overlooking the River Wharfe and letting the light flood in. Stairs to the lower ground floor.

**DINING KITCHEN** 19' 02" x 11' 11" (5.84m x 3.63m) A fabulous country farmhouse bespoke handmade kitchen with a large selection of wall and base units and a Quartz worktop in Calacatta. Cuisinmaster Electric range with three ovens including a slow cooking oven and a dedicated grill and spacious 5 zone ceramic hob. An integrated Bosch dishwasher and space for a fridge freezer. Parquet flooring running through and another large picture window with window seat to enjoy the amazing views over breakfast.

**FAMILY ROOM** 15' 04" x 12' 09" (4.67m x 3.89m) Situated at the rear of the property with a window over looking the river and fell views and a door leading to the gardens at the rear. A wonderfully cosy room with a stone fireplace and hearth and multi fuel stove, original period storage cupboard and exposed beams and stone work give this room lots of character. An Amtico style quality vinyl flooring and radiators.

**WC** A two piece suite in white with hand basin and low level WC, frosted window and chrome heated towel rail. Amtico quality vinyl flooring.

**UTILITY ROOM/PANTRY** 14' 01" x 5' 11" (4.29m x 1.8m) Original stone steps down to the original pantry with the stone slab shelves for storage and a frosted window. With plumbing and power for a washing machine.

**LOWER GROUND FLOOR BASEMENT SUITE** A useful under stairs storage cupboard and inscribed into the wall is "1676 A.D"

**BEDROOM THREE** 11' 04" x 11' 01" (3.45m x 3.38m) The basement suite would make a perfect teenage suite or annexe and has heaps of character with it's vaulted ceiling and exposed stone work. Cubed brick glass windows and fire escape window. Silent air conditioning unit.

**ENSUITE** A well thought out and modern en-suite shower room with walk in shower cubicle and double head shower faucet and Linda Barker shower wall panels in Calacatta and low level W.C. Chrome heated towel rail and a quality vinyl floor covering.

**HALF LANDING** A sweeping stairs case to the first floor with a large picture window overlooking the River Wharfe and fields beyond with stone window sill and stone mullions. Radiator.

**BEDROOM FOUR** 10' 10" x 8' 11" (3.3m x 2.72m) A good sized double bedroom with built in wardrobes and window to the rear with stunning views. Radiator and loft access.



## FIRST FLOOR LANDING

**MASTER BEDROOM** 18' 01" x 17' 02" (5.51m x 5.23m) A breath taking room that just keeps on giving from incredible views over the fells to the front to the original panelled wall that used to divide the original pubs ballroom and original stone fireplace. This room is super generous in size with a custom built in wardrobe and has a multi fuel stove in the original fireplace making it a room you never want to leave!

**ENSUITE** A large shower room with walk in shower cubicle and double head shower faucet and Linda Barker shower wall panels in Calacatta, low level WC and BC Sanitan hand basin. Built in bathroom shelf, two mirrors and a chrome heated towel rail. An ornate quality vinyl flooring finished this lovely en-suite off.

**BEDROOM TWO** 19' 03" x 11' 07" (5.87m x 3.53m) Another vast bedroom that doesn't disappoint in terms of character and charm. exposed original pipes and fireplace with stone surround. Another large picture window with window seat and custom built in wardrobe. Loft access.

**LUXURY BATHROOM** 11' 10" x 9' 09" (3.61m x 2.97m) A fabulously luxury four piece bathroom with a large walk in shower cubicle and double head shower faucet and Linda Barker shower wall panels in Calacatta, low level WC and French hand basin by designer Laufen. A wonderful free standing Victoria and Albert bath tub with free standing faucet style tap positioned to take in the wonderful fell views. A large chrome heated towel rail, exposed beams and two Velux windows.

## OUTSIDE

**FRONT** To the front of the property are gravelled areas with flowers, trees and shrubs. Ample off road parking. Large gate to the gardens at the riverfront. There is also a detached single garage with pull open doors.

**REAR GARDENS** Accessed from the gate at the side or from the family room are the extensive garden areas leading down to the riverside. From the house there are gravelled seating areas leading to two good sized lawned areas with established selection of trees including fruit trees and shrubs surrounding.

A pathway leading down to further seating areas at the side of the river Wharfe making the garden perfect for summer days by the river. Beyond the gardens are extensive woodland making this a gardeners dream, including extensive fishing.

**PLEASE NOTE** The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

**MONEY LAUNDERING REGULATIONS** Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

**FINANCIAL SERVICES** Dale Eddison Limited and Linley and Simpson Sales Limited are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. You can decide whether you choose to deal with Mortgage Advice Bureau Limited. Should you decide to use Mortgage Advice Bureau Limited, Linley and Simpson Sales Limited will receive a payment of £347.50 from Mortgage Advice Bureau Limited for recommending you to them.

**COUNCIL TAX** This property is in Council Tax Band F. For further details please visit the Craven District Council website.

**VIEWING ARRANGMENTS** We would be pleased to arrange a viewing for you. Please contact Dale Eddison's Skipton office. Our opening hours are:-  
Monday to Friday: 9.00am - 5.30pm  
Saturday: 9.00am - 4.00pm  
Sunday: 11.00am - 3.00pm

**DIRECTIONS** From Skipton, take the B6265 Grassington Road, turning right immediately past Swinden Quarry signposted Burnsall and Linton. At the crossroads, continue straight over signposted 'XII Century Church'. Bear to the right and follow this road all the way towards the church where the property can be found on the left hand side identified by our For Sale board.







This plan is for reference only and is in accordance with PMA guidelines.  
It is not to scale and all measurements are approximate.  
Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 791858)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





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