



**8 Eshton Hall**  
£285,000







# 8 Eshton Hall

**Eshton  
BD23 3QQ**

A BEAUTIFULLY PRESENTED ONE BEDROOM FIRST FLOOR APARTMENT WITH MEZZANINE BEDROOM AND STUNNING VIEWS OVER THE COUNTRYSIDE. BENEFITTING FROM ALLOCATED CAR PARKING LOCATED WITHIN THE HISTORIC GRADE II LISTED ESHTON HALL.

This is a wonderful opportunity for anyone who is looking for a truly fabulous and spacious home with striking views and elegant beautifully equipped accommodation within a magnificent historic mansion building. From entering through the door, there is a feeling of grandeur and yet the rooms within the apartment are stylish and contemporary without detracting from the inherent character of the original building.

The hamlet of Eshton is the perfect combination of being rural without at all being remote – set just over a mile from Gargrave, it is surrounded by spectacular rolling scenery with the famous Malham Cove a few miles up the road, and yet is just a 15 minute level walk into Gargrave village where there is a range of local shops, supermarket, church, public houses, sporting facilities, doctor and dentist. For schooling, there are Primary Schools at both Gargrave and Kirkby Malham (5 miles) with well-respected secondary schools at both Skipton (5 miles) and Settle (9 miles). Both Gargrave and Skipton have train stations with services to Bradford, Leeds and London Kings Cross.

This is an opportunity to purchase a beautiful one-bedroom apartment in the main part of Eshton Hall. Apartment 8 occupies a central position above the main entrance hall with magnificent views over the Eshton Hall Estate and glorious hills in the distance.



The property is very suitable as a home, a holiday home (for personal use) or long-term letting

A partnership between Burley Developments and English Heritage saw the Hall converted in 2005 with a strong emphasis on retaining the original style and character of the building, to form just eight apartments with a further courtyard development of ten to the rear. Apartment 8 is located to the front of the Hall and so benefits from a parkland vista, sweeping across open fields to the magnificent Sharpshaw Fell beyond. The property is described in brief below using approximate room sizes:-

**ENTRANCE HALL** Elegant moulded plasterwork and fine fireplace. Double doors leading to:-

**RECEPTION HALL** Magnificent splayed oak staircase to the first floor landing with ornate glass atrium and impressive chandelier.

#### **APARTMENT 8** **OPEN PLAN SITTING ROOM/KITCHEN**

**SITTING ROOM** 20' 1" x 17' 04" (6.12m x 7.82m) A lovely open and light accommodation with high ceilings and the beautiful views of the countryside out of the front windows. Radiators.

**KITCHEN** 13' 8" x 11' 3" (4.17m x 3.43m) A well proportioned kitchen with space for breakfast/dining. Fitted wall and base units with integrated appliances that comprise:- Electric oven with gas hob, fridge/freezer, dishwasher, washing machine, and combination boiler. 1.5 sink drainer. Benefitting from the beautiful views over the countryside.

**SHOWER ROOM** On entering into the shower room there is a good sized storage cupboard. The shower room is well presented and offers a white three piece suite comprising:- low level WC, hand basin and large step in shower. Heated towel rail. Part tiled walls.

**THE BEDROOM** 18' 04" x 10' 01" (5.59m x 3.07m) The bedroom is spacious and light with a window to the front which allows for the magnificent views to be admired. Benefitting from the Large built in wardrobes. Radiator.

**OUTSIDE** Eshton Hall is approached through impressive wrought iron remote control gates via a sweeping driveway. The gardens and grounds extend to around 2.7 acres and are immaculately and fastidiously maintained by the Management Company, providing beautiful outside space with secluded areas and an array of bushes and plants - a tranquil setting with magnificent parkland and countryside views. Apartment 8 has two dedicated car parking spaces. There is additional allocated visitor parking within the grounds.

**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.

**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.

#### **MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017**

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.

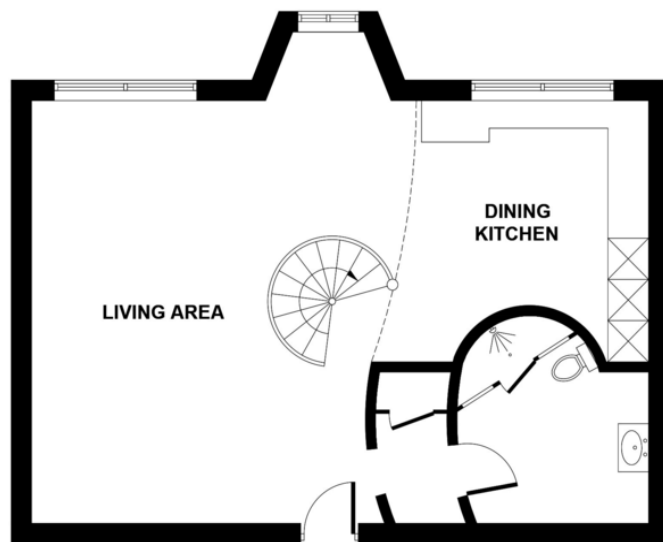
**TENURE** The tenure of the property is Leasehold on a 999 year Lease from 19th July 2005 at a peppercorn rent. The Freehold is held by Eshton Hall Management Co, which comprises all Leaseholders (one share each) and is a robust management company. This programme includes: upgrading parts of the roof, remedial works to the surface water drains and re-designing of the central atrium rainwater discharge system. We have been informed that The Quarterly Service Charge is £575.49 which covers all maintenance of the estate including service contracts, window cleaning, gardening, internal re-decorating of the Main Hall common parts and a share of the buildings insurance premium.

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

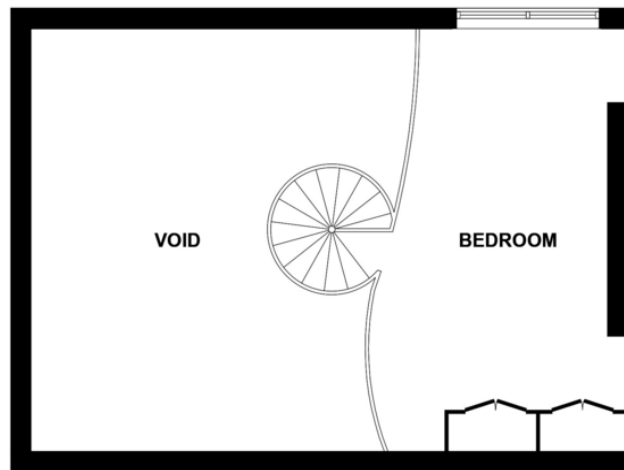
**DIRECTIONS** From Skipton, take the A65 in the direction of Kendal. Before entering Gargrave, almost opposite Systegenix, bear right (signposted Malham). Proceed with care over the hump-back canal bridge and at the T-junction turn right. Eshton Hall will be found on the right-hand side after another half mile. A representative of Dale Eddison will meet you at the main gates.







GROUND FLOOR



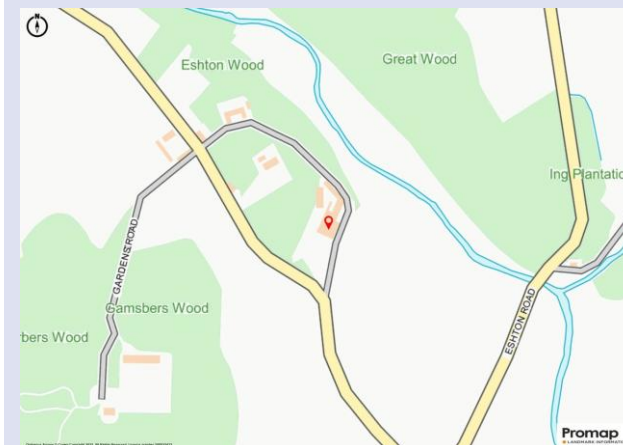
FIRST FLOOR

## 8 ESHTON HALL

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 817892)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



**Dale  
Eddison**

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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.