



Dale Holme, Cracoe
£1,500,000





Dale Holme Cracoe BD23 6LA

AN INCREDIBLY IMPRESSIVE FIVE BEDROOM DETACHED GEORGIAN HOME, PACKED WITH ENDEARING CHARM AND FINISHED TO A COMPREHENSIVE SPECIFICATION. MAGNIFICENTLY MODERNISED WITH A BEAUTIFULLY OPENED KITCHEN DINING LIVING SPACE WITH A STUNNING 'SECRET DRAWER' KITCHEN.

An elegant double fronted period home situated in a highly sought after village in the Yorkshire Dales, the property sits within approximately 4 acres of private land incorporating a paddock, croft, ample driveway parking, mature gardens, a private woodland and a stream. Boasting five generous bedrooms, ample living space with two sitting rooms and a family dining kitchen plus a home office/gym, wine cellar, utility and boot rooms. This really is the perfect family home in a beautiful Dales village.

The village of Cracoe is located approximately six miles north of the historic market town of Skipton and around three miles from the popular and picturesque village of Grassington. Whilst surrounded by beautiful countryside with rolling fields and moorland very typical of the Yorkshire Dales National Park, Cracoe nevertheless has a thriving community, with a well-regarded primary school, village hall, Devonshire Arms public house, farm shop and nursery centre. Secondary education is available at either the Upper Wharfedale School in Threshfield or in Skipton where there is a choice of selective or non-selective education with Ermysted's Grammar School, Skipton Girls' High School and The Skipton Academy.

An attractive double fronted character property with stunning unencumbered surrounding views and private paddock, croft, stream and woodland with a recently added sweeping private driveway leading up to the gated driveway parking. This is an extraordinary detached family home with further potential to create an annex or holiday cottage in the generous sized Coach House to the rear.

GROUND FLOOR

ENTRANCE PORCH A warm, charming and characterful entrance through the rear door. Offering plenty of space for coats, boots and further storage, benefitting from exposed stonework archway leading to the utility room. The flooring is tiled and has underfloor heating. Radiator.

UTILITY ROOM 7' 10" x 7' 4" (2.39m x 2.24m) A beautifully fitted utility room with Secret Drawer base units with marble work surface, Belfast sink and space for washing machine and dryer. Following through from the entrance porch is the tiled flooring and underfloor heating, further benefitting from storage cupboards.

INNER HALLWAY A light, airy and charming inner hallway leading to the home office, downstairs WC, large storage cupboard and the family room. Radiators.

HOME OFFICE 18' 9" x 8' 11" (5.72m x 2.72m) A spacious and light room, currently used as the home office providing a quiet setting within the house. This room would also make a fantastic guest room. Leading into the double garage. Radiator.

DOWNSTAIRS WC 6' 3" x 2' 10" (1.91m x 0.86m) A charming well presented two piece suite in white comprising:- Low level WC and hand basin. Heated towel rail and window to the front. Flagged flooring.

FAMILY ROOM Situated in the centre of the house this is the perfect open space to have family and friends enjoy. Leading to the sitting room, cellar and kitchen diner. Beautifully presented with solid wood flooring and a wonderful stone fireplace with a wood burning stove. Radiator.

SITTING ROOM 14' 11" x 13' 2" (4.55m x 4.01m) A marvelously modernised room with panelled walls and beautiful feature sash windows to the front, with the solid wood flooring flowing through from the family room. A unique feature is the secret door into the kitchen, fitted delightfully by Secret Drawer, they have also fitted in the cupboards to the alcoves and the shelving units. A feature fireplace with open fire and a stone surround.

KITCHEN/DINER 30' 1" x 19' 2" (9.17m x 5.84m) MAX An exceptionally fitted bespoke handmade 'Secret Drawer' kitchen with large central island breakfast bar providing further storage and work surface with solid wood flooring and the open plan living accommodation. Integrated appliances comprise:- Six oven AGA and hob, fridge and extractor hood. This beautiful open plan accommodation offers lovely views and windows to each wall and, further benefitting from the two double doors leading out onto the garden space. Radiator.

FIRST FLOOR

LANDING A half landing with feature arch window overlooking the garden to the rear and providing a stream of natural light over the stairs. The landing leads to the bedrooms and house bathroom and offers beautiful character, such as the archway, coving and ceiling rose. Benefiting from large built in storage cupboards.

BEDROOM ONE 19' 5" x 14' 11" (5.92m x 4.55m) MAX A sizable double bedroom with dual aspect and fantastic views over the stunning gardens and towards Rylstone Fell. This bedroom further benefits from beautiful fitted wardrobes and a window seat to the sash windows. Radiator.

EN-SUITE 7' 00" x 5' 10" (2.13m x 1.78m) Open to the bedroom this is a well appointed en-suite with a step in shower cubicle and hand basin. Fitted with tiled flooring and part tiled walls with a window to the front with traditional style shutters. Radiator.

BEDROOM THREE 13' 5" x 13' 2" (4.09m x 4.01m) Another large double bedroom with fantastic views out the windows over the gardens. Ornate features including an alcove with shelving, picture rails and the high ceilings. Radiator.

BEDROOM FOUR 15' 00" x 13' 2" (4.57m x 4.01m) A spacious double bedroom with picture rails, sash windows and lovely high ceilings. The windows benefit from a window seat allowing for the surrounding countryside to be admired. Radiator.

BATHROOM 9' 6" x 5' 9" (2.9m x 1.75m) A beautifully presented house bathroom with white three piece suite:- Bath, low level WC and hand basin. Part tiled walls with an original feature heated towel rail. Sash window to rear.



BEDROOM FIVE 9' 7" x 7' 5" (2.92m x 2.26m) A generously proportioned single bedroom which is an ideal nursery with double glazed sash window to the rear. Radiator.

BEDROOM TWO 17' 6" x 12' 11" (5.33m x 3.94m)MAX An exceptional bedroom with stunning exposed beams and wardrobe storage built into the eaves. Benefiting from the Velux and windows to the side letting the natural light stream in. Radiator.

EN-SUITE 7' 9" x 5' 1" (2.36m x 1.55m) A wonderfully presented white three piece suite comprising:- step in shower cubicle, hand basin and low level WC. Tiled flooring and two Velux windows and the continued exposed beams from the bedroom. Chrome heated towel rail.

LOWER GROUND FLOOR

CELLAR A versatile and generously proportioned space to the lower levels accessed from the family room. Currently utilised as a wine cellar.

OUTSIDE

DOUBLE GARAGE Integral generous double garage with two doors to the front and high vaulted ceilings. The garage offers electric, light and space for further fridge/freezer. Housing recently installed central heating system.

COACH HOUSE The former Coach House offers a vast amount of potential (subject to planning), this is the perfect stone built outbuilding for a conversion into a home office, studio or income generating accommodation. The Coach House is currently used for further storage and has a potting shed attached to the side which provides even further storage and the ideal place for a keen gardener.

GARDENS To the rear of the property is gated private driveway parking with a stone wall wrapping around with well established planted hedges and shrubs. There is a flagged footpath wrapping around the property which leads around to the beautiful seating area, that offers a tranquil and perfect space to enjoy the views and comprehensive planting and specimen trees. A wonderful feature the side garden has to offer is the original 'Folly' wall that dates back to the 1600's, creating a charming and characterful addition. The gardens are laid mainly to lawn with a stunning dry stone wall with stone

stile, extending down to an allotment and fruit trees with further seating area. Wrapping around to the front is the continued lawned gardens and drystone wall, with a private driveway leading up to the property and well maintained hedges to the borders. The property further benefits from a paddock and croft to the other side of Back lane, the property sits in approximately 4 acres of land.

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.

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

VIEWING ARRANGEMENTS 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

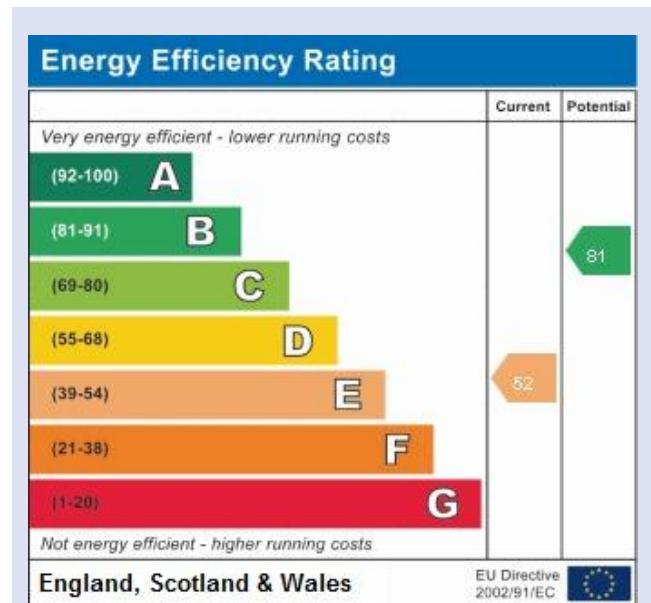
Saturday: 9.00am - 4.00pm

Sunday: 11.00am - 3.00pm

DIRECTIONS Leaving Skipton on Grassington road continue to the roundabout. At the roundabout take the third exit onto Grassington Road, after approximately six miles the road enters into Cracoe Village, passing the Village hall on the left, Dale holme is the first property on the right hand side.



Awaiting floorplan

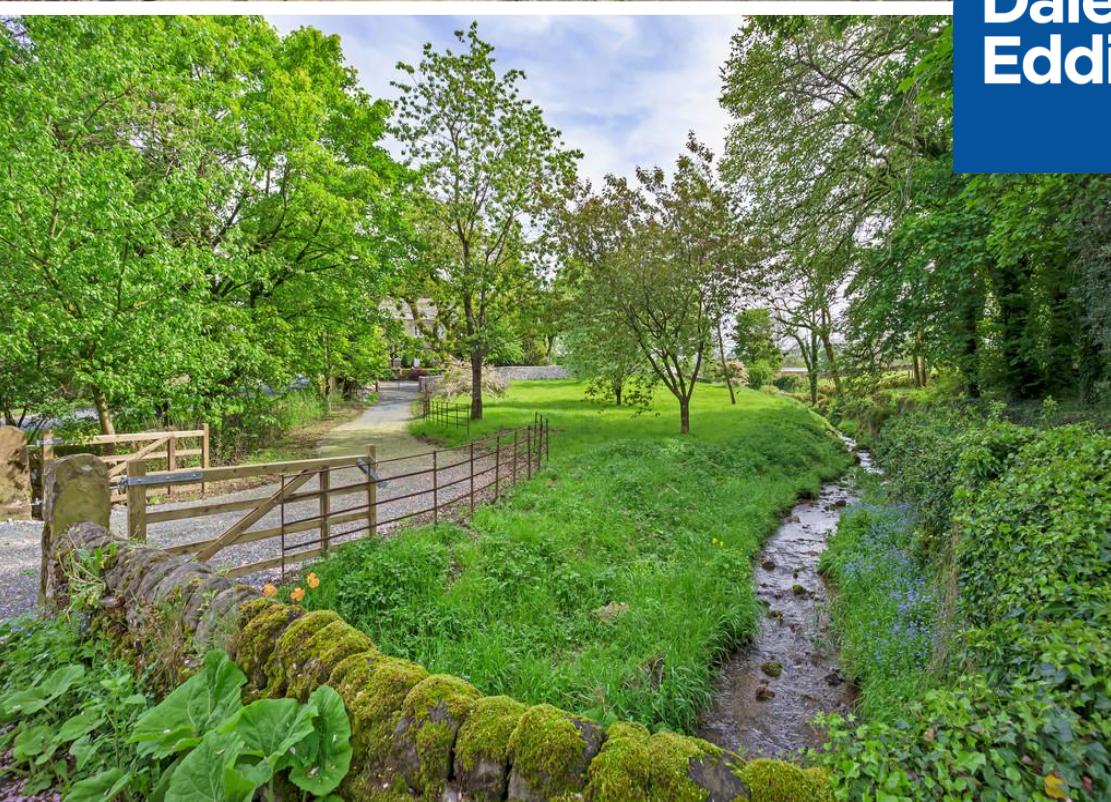


Dale
Eddison

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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Dale
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