



## SMITHY CROFT, RATHMELL

£595,000







## SMITHY CROFT, RATHMELL, SETTLE, BD24 0LA

Outstanding four bedroomed detached stone-faced house situated in an enviable position on the edge of Rathmell Village, elevated with the most spectacular panoramic views across stunning countryside with views towards Settle, Attermire, Penyghent and Ingleborough.

Spacious well planned accommodation which makes the most of the property's position, laid over two floors, with pleasant gardens, ample parking and attached double garage.

Entrance porch leading to central hallway with cloakroom off and access to the first floor, large L-shaped lounge/dining room with garden room off with outstanding views.

Spacious well equipped kitchen which again has the views plus useful utility room, two double bedrooms and house bathroom to the ground floor. First floor two further bedrooms plus WC and useful eaves storage.

Upvc double glazed windows and external doors plus Calor gas central heating.

Available immediately with no onward chain.

Fantastic flexible accommodation which would suit a family or retired purchasers.

Rathmell Village is a popular village located approximately 2 miles from the Market Town of Settle and the Yorkshire Dales National Park.

The village has an active community with Village Reading Room, Church, etc with a wider range of amenities available in Settle.

The property must be viewed to fully appreciate the size, layout and position.

No photographs can do the panoramic views justice; you need to see them in person.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Hall, Lounge, Kitchen

#### First Floor

Landing, 2 Bedrooms, Bathroom

#### Outside

Cottage style gardens to 2 sides

### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Porch:

6'4" x 5'10" (1.93 x 1.77) plus 9'8" x 3'9" (2.94 x 1.14)

Upvc part glazed external entrance door with side panels, glazed inner door to inner hallway, access to garage, side external entrance door, upvc double glazed window.



**Inner Hallway:**

6'0" x 20'2" (1.82 x 6.14)

Access to principal rooms, staircase to the first floor, radiator.

**Cloakroom:**

5'2" x 6'10" (1.57 x 2.08) plus 5'2" x 3'5" (1.57 x 1.04) WC off, vanity wash hand basin, upvc double glazed window.

**Lounge/Dining Room:**

26'2" x 11'10" (7.97 x 3.60) plus 12'6" x 4'10" (3.81 x 1.47)

Very large L-Shaped room with three double glazed windows, access to the sunroom, flame effect gas fire in fireplace, two radiators, space for table, coved ceiling, fixed dresser unit.

**Breakfast/Kitchen:**

13'10" x 11'10" (4.22 x 3.61)

Range of modern kitchen base units with complementary worksurfaces, wall units, stainless steel sink with Quooker hot tap, two upvc double glazed windows with views, Neff electric oven, gas hob, extraction hood.







### Utility Room:

5'10" x 10'7" (1.77 x 3.22)

Range of base units, wall cupboards, stainless steel sink with taps, glazed external entrance door, plumbing for washing machine, radiator, boiler.



### Garden Room:

20'11" x 10'5" (6.38 x 3.18)

Glazed structure with solid roof off plinth, two roof lights, outstanding views, glazed external door with access to the garden, radiator.



### Bedroom 3:

12'9" x 10'0" (3.89 x 3.05)

Double bedroom with upvc double glazed window, radiator, built in wardrobes, coved ceiling.





#### **Bedroom 4/Study:**

10'8" x 9'11" (3.25 x 3.02)

Double bedroom with upvc double glazed window, radiator.



#### **House Bathroom:**

8'5" x 10'2" (2.56 x 3.09)

Well-appointed with 4-piece white bathroom suite comprising bath, shower enclosure with shower over off the system, vanity wash hand basin within fitted cabinets, WC, upvc double glazed window, coved ceiling, vertical radiator.



#### **FIRST FLOOR:**

##### **Landing:**

6'0" x 6'6" (1.82 x 1.98)

Access to 2 further bedrooms, eaves storage and WC.

##### **WC:**

2'5" x 6'2" (0.73 x 1.88)

Low flush WC, wash hand basin, access to eaves storage.







### **Eaves Storage:**

With Velux window, and radiator.

### **Bedroom1:**

15'1" x 10'5" (4.60 x 3.18)

Double bedroom with upvc double glazed gable window, bulkhead store cupboard, radiator.



### **Bedroom 2:**

11'10 x 10'11 (3.61 x 3.33)

Double bedroom with upvc double glazed window with superb views, radiator.



### **Eaves Storage:**

To both sides of the landing.

### **OUTSIDE:**

#### **Attached Double Garage:**

21'11" x 19'11" (6.68 x 6.07)

Automatically operated door, two double glazed windows, power and light.

Parking court with parking/turning for several vehicles.







### Rear:

Gardens to the rear with walled boundaries and outstanding views.



### Directions:

Enter Rathmell Village from Settle, go up the hill take the first left turn into Smithy Croft. A For Sale board is erected.

**Tenure:**

Freehold with vacant possession on completion

**Services:**

Mains water, drainage, electric, Calor gas central heating.

**Internet/Mobile Coverage:**

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage.

**Flooding:**

[Check for flooding in England - GOV.UK](#) shows that the chance of flooding is very low.

**Viewing:**

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

**Purchase Procedure:**

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

**Marketing:**

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

**N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.**

**N.B.** No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

**N.B.** Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

**Local Authority:**

North Yorkshire Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ

Council Tax Band 'F'

Smithy Croft Rathmell SETTLE BD24 0LA		Energy rating <b>D</b>
Valid until <b>21 September 2035</b>	Certificate number <b>8400-7278-0822-4500-3153</b>	

Property type	Detached house
Total floor area	149 square metres

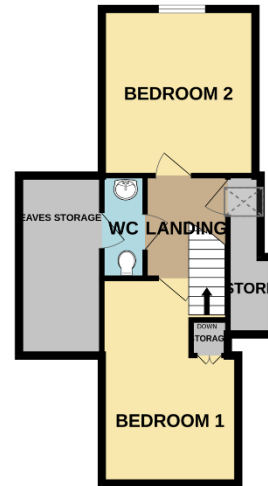




GROUND FLOOR  
1886 sq.ft. (175.2 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 2324 sq.ft. (215.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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