



Scar Top House, Hebden
£535,000

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Scar Top House

Hebden, Skipton
BD23 5EB

A WONDERFUL AND HISTORICALLY INTERESTING GRADE II LISTED DETACHED HOUSE OF CONSIDERABLE CHARACTER, ENJOYING A TRULY SPLENDID SETTING WITH SPECTACULAR BIRD'S-EYE VIEWS ALL AROUND. SET IN 1.6 ACRES, THIS FOUR BEDROOMED PROPERTY IS PERFECT FOR ANYONE WANTING TO GET AWAY FROM IT ALL BUT NOT BE TOO REMOTE, AS THE HOUSE IS JUST A MILE OUT OF HEBDEN AND 3 MILES FROM THE POPULAR DALES VILLAGE OF GRASSINGTON.



Scar Top House is offered for sale on the instructions of British actor Sir Patrick Stewart. For the last 25 years it has been the perfect retreat for him - a place of seclusion and tranquillity, ideal for getting away from it all and taking in the beauty of the Yorkshire Dales National Park moors surrounding the house, but easily accessible to local communities.

Situated half a mile up an unmarked track from the B6265, Scar Top House dates back to 1680, built of stone with a stone slate roof (replaced in 2014) and is still evidenced by many inherent historic features such as mullioned windows with chamfered surrounds and a most impressive Inglenook fireplace with original cooking recesses and a cambered arched lintel on large jamb stones. Exposed beams feature in most rooms, and being located high above the village, there are truly breathtaking views from all around.

About a mile from Scar Top House, Hebden is a picturesque Wharfedale village which has a post office, public house and church. The village is located less than 2 miles from the bustling town of Grassington where there is a health centre, small supermarket and a number of high quality shops, restaurants, public houses etc. There is a very well-respected Primary School at Burnsall (3 miles) and secondary schooling at either Threshfield or Skipton. The whole area is surrounded by beautiful National Park countryside and for the commuter the thriving market town of Skipton is approximately ten miles away with a railway station providing regular service to Leeds, Bradford and London.

With early vacant possession available if required, the property benefits from sealed unit double glazing and oil-fired central heating, and is briefly described below using approximate room sizes:-

GROUND FLOOR

RECEPTION HALL 12' 10" x 8' 3" (3.91m x 2.51m) Stout oak entrance door. Quarry tiled floor. Open staircase to first floor. Exposed beams. Cloaks rail. Two wall light points. Radiator.

UTILITY ROOM 12' 11" x 8' 0" (3.94m x 2.44m) Fitted cupboards and worktops with stainless steel single sink unit. Plumbing for automatic washing machine and dish washer. Water purification system. Access to understairs storage cupboard. Radiator.

KITCHEN AREA 14' 7" x 10' 10" (4.44m x 3.3m) Range of oak wall/base units with glass-fronted and leaded display cupboards. Integrated appliances comprise:- AEG electric oven; 5-ring AEG induction hob; extractor hood; Cople microwave; refrigerator. Window seating with storage. Radiator. Stone support pillars giving through access to:-

DINING AREA 14' 6" x 11' 10" (4.42m x 3.61m) A lovely room overlooked by a Minstrels-style galleried landing. Full height double windows with window seating and storage. Exposed beams to the ridge. Quarry tiled floor. Radiator. Steps down to:-

DINING ROOM 14' 2" x 12' 8" (4.32m x 3.86m) Historic stone

fireplace and datestone over the door reading 1680. Exposed beams. Radiator.

SITTING ROOM 16' 0" x 11' 9" (4.88m x 3.58m) Magnificent Inglenook fireplace with cooking/bread oven recesses and cambered arched lintel on large jamb stones. Door to front porch area. Exposed beams. Stone recessed shelving. Window seat.

REAR HALLWAY 16' 9" x 6' 5" (5.11m x 1.96m) Terracotta tiled floor. Open return staircase to first floor with storage cupboard beneath.

FIRST FLOOR

The first floor is accessed by two separate staircases. From the rear hall the staircase leads to a split-level LANDING which in turn accesses:-

BEDROOM 1, 16' 0" x 11' 10" (4.88m x 3.61m) Stripped pine floorboarding. Low doorway to priesthole cupboard. Window seat. Access to roof space. Radiator.

BATHROOM/DRESSING AREA Divided into three rooms:- BATHROOM with en suite bath and separate shower cubicle, radiator and window seat (no need for opaque glass here!); DRESSING AREA with sink in vanity unit and full-height mirrored cupboards and wardrobes, also with radiator and access to roof space; SEPARATE TOILET with low suite w.c., hand basin in vanity unit and radiator.

The staircase from the main reception hall leads to:-

LANDING A galleried landing with spindle balustrade, overlooking the dining area. Airing cupboard with hot water cylinder, electric immersion heater and controls for shower room underfloor heating. Radiator.

BEDROOM 2, 15' 0" x 11' 2" (4.57m x 3.4m) Windows to two sides. Exposed beams. Radiator.

BEDROOM 3, 14' 7" x 12' 8" (4.44m x 3.86m) Access to roof space. Radiator.



BEDROOM 4/STUDY 7' 3" x 6' 8" (2.21 m x 2.03m) Radiator.

SHOWER ROOM Contemporary 3 piece white suite comprising generous walk-in shower cubicle with sliding glass door; low suite w.c. with concealed cistern; rectangular hand basin on gloss American Oak-style vanity unit. Heated towel rail. Underfloor heating beneath ceramic tiled floor. Glass-fronted medicine cabinet with lighting.

OUTSIDE

The property is approached from the track by a 5-bar gate and a driveway giving ample on site parking/turning space and leading to the DETACHED DOUBLE GARAGE measuring 17'2" square, with twin up-and-over remote controlled doors and courtesy door to the rear.

Other outbuildings comprise a STONE DETACHED STORE in the garden, and an INTEGRAL BOILER HOUSE/WORKSHOP with Grant oil-fired boiler.

The gardens extend in total to 1.66 acres of gently sloping grassland and bracken areas, with dry stone walled boundaries, stone wall outcrops, and stunning views from all around.

SERVICES

Mains electricity is installed. Drainage is to a private septic tank. Water is from a private bore hole supply. Natural gas is not available in the area. The property is heated by an oil-fired radiator system.

PLEASE NOTE

The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

GENERAL

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.

COUNCIL TAX

This property is in Council Tax Band F. 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:-

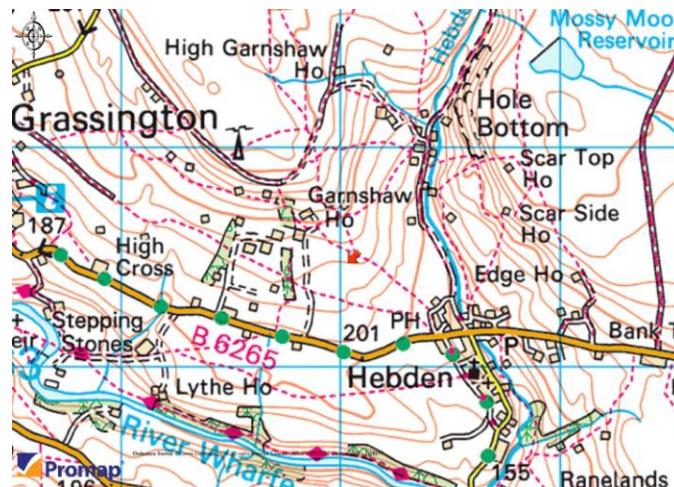
Monday to Friday: 9.00am - 5.30pm

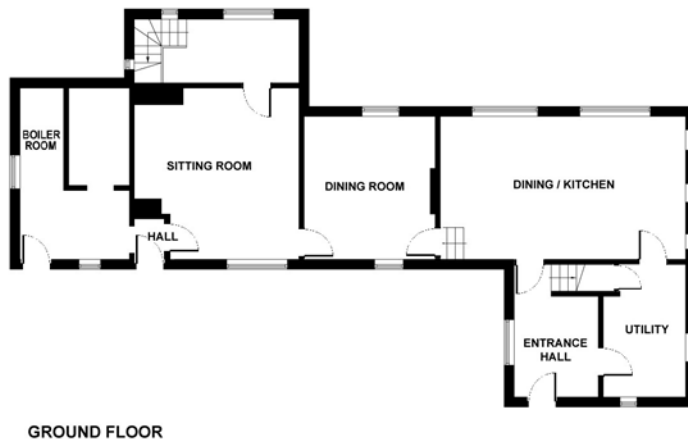
Saturday: 9.00am - 4.00pm

Sunday: 11.00am - 3.00pm

DIRECTIONS

From Grassington take the B6265 in the direction of Hebden and Pateley Bridge. Go through Hebden, past the Clarendon public house and on the way out of the village, take the 2nd track to the left (at the derestricted road sign, set your mileage clock and proceed for 0.2 miles, on the right you will see an old barn with a red corrugated lean-to roof, and almost immediately opposite take the track to the left) which has a wooden footpath sign saying Loss Gill 1 ¼ miles and a Dale Eddison For Sale sign. Proceed up the track for 0.6 miles (over 3 cattle grids and past Edge House and Hedgehog House) and after the last cattle grid the track bends round to the left and leads to Scar Top House.





GROUND FLOOR



FIRST FLOOR

SCAR TOP HOUSE

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.

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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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