



Apartment 11 Gargrave House, Gargrave
£275,000





Apartment 11

Gargrave House

Gargrave, Skipton
BD23 3PH

A FABULOUS COUNTRYPIED A TERRE APARTMENT, LAVISHLY EQUIPPED AND OFFERING THE OPPORTUNITY FOR ACQUIRING AN ELEGANT AND SPACIOUS TWO BEDROOMED HOME, OR A VERY SMART PLACE TO 'GET AWAY FROM IT ALL' IN A STUNNING PARKLAND SETTING ON THE OUTSKIRTS OF A POPULAR CRAVEN VILLAGE.



One of the most sought-after villages in Craven, Gargrave is located 4 miles West of Skipton and is within the catchment area for the well-regarded Skipton Grammar Schools. Surrounded by beautiful countryside and a justifiably popular place to live, Gargrave is entirely on the level and has its own railway station with train services connecting through to Skipton and then onto Bradford and Leeds. Within the village there is a good range of local shops as well as a supermarket, church, three public houses, doctor's and dentist's surgeries, primary school and well-patronised village hall with many community events. There are also sporting facilities including cricket club, football club, tennis and croquet. Alongside three charming village greens, the River Aire meanders through the village, as does the Leeds-Liverpool Canal with its colourful barges and pretty towpath walks.

Gargrave House is set on the edge of the village and is acknowledged as one of the finest country houses in the area, originally built in 1917 by the distinguished Scottish architect James Dunn, who also designed a number of important buildings in Edinburgh. This historic Grade II Listed building was sympathetically and thoughtfully converted into 12 individual apartments in 2005/6, each with their own original features blending with modern luxury fixtures and fittings.

The main entrance to the House features an impressive wide sweeping staircase with shallow treads, and Apartment 11 is accessed off the first floor (which also has lift access). Particularly spacious throughout and benefitting from gas-fired central heating, the accommodation is fully carpeted and beautifully presented, and the furniture is also available by negotiation. In brief the accommodation is described below using approximate room sizes:-

HALL Radiator. Doorway to:

INNER HALL Intercom system. Radiator. Access to large walk-in cylinder and storage cupboard. Alpha gas-fired boiler.

SITTING/DINING KITCHEN 21' x 19' 03" (6.4m x 5.87m) A fabulous room with feature period cast-iron marble fireplace and a stunning southerly aspect across the front parkland. The kitchen area is smartly fitted with cream coloured wall and base cupboards with easy-close drawers and granite worktops incorporating 1½ bowl stainless steel Belfast-style sinks. Integrated appliances comprise Miele electric fan assisted oven; Miele microwave; Miele four ring gas hob; AEG brushed chrome canopied extractor hood; Electrolux refrigerator; Electrolux freezer; Electrolux dishwasher; Zanussi washer-dryer.

BEDROOM ONE 17' 02" x 14' 10" (5.23m x 4.52m) plus entrance area. A beautifully appointed and spacious double room with feature cast-iron and marble period fireplace, again facing south across the front parkland grounds. Two radiators.

EN SUITE SHOWER ROOM Three piece white Kohler suite comprising; large shower cubicle with sliding glass door; pedestal hand basin; low suite w.c. Heated towel rail. Extractor fan. Fully tiled walls and floor.

BEDROOM TWO 14' 11" x 13' 08" (4.55m x 4.17m) A sizeable second double bedroom with Velux roof windows and domed roof light. Radiator. Doorway to carpeted corridor to give secondary means of exit.

HOUSE BATHROOM 9' 02" x 8' 01" (2.79m x 2.46m) Stylishly equipped with four piece Kohler suite comprising; bath; shower cubicle with sliding glass doors; pedestal hand basin; low suite w.c. Fully tiled floor and walls. Heated towel rail. Extractor fan.

OUTSIDE Gargrave House is approached by an impressive level driveway which sweeps through the lawned grounds to a circular turning area to the front of the principal house. Apartment 11 has two numbered parking spaces to the front of the house, and there is ample additional visitor parking to the side. Apartment 11 also has an external STORE (in Storage Block Number 3) measuring 5'10" x 3'3".

The grounds are fully managed and well maintained by the Management Company and can be enjoyed by residents at any time, extending to just over 4 acres with woodland, shrubbery areas and manicured lawns, giving a secluded and stately setting.

TENURE The Gargrave House properties are leasehold, on a 999 year lease from 1st January 2005 to Gargrave House Management (No 1) Ltd at a ground rent of £100 pa. Services charges for 2017 have been approximately 40% higher than usual as additional works have been carried out to the building (re-pointing, application of storm sealant, external re-painting and works to the cellar) and it is anticipated that service charges will reduce again from 2018. Currently the service charge for Apartment 11 is £4,741.50 pa, whereas it was £2339.78 in 2016, and £2217.60 in 2015.

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.

COUNCIL TAX This property has not yet been assessed for Council Tax purposes. 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 Travelling from Skipton, on entering Gargrave on the A65 turn right just in front of the Old Swan public house onto North Street and just past the small car park turn right onto West Street and over the canal bridge. Proceed straight across onto Markhouse Lane, and take the next left-hand driveway leading to Gargrave House. Visitors parking spaces are allocated towards the rear.



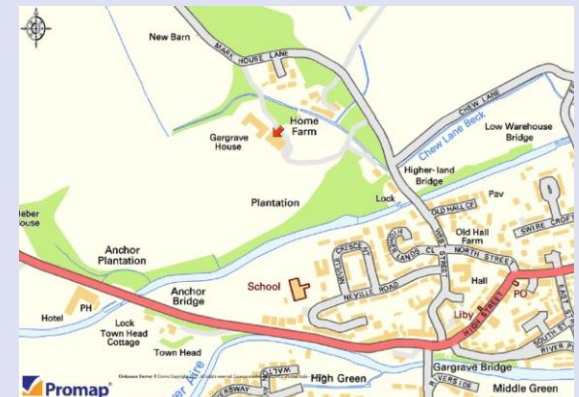


11 GARGRAVE HOUSE

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC
Address: Apartment 11 Gargrave House		



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.