



Craig Mar, Hebden, Skipton, North Yorkshire, BD23 5EB

Craigmar was conceived and built in 1928 by a prominent local family involved in many of the village's 20th-century developments. The house was inspired by a villa on Lake Geneva, featuring a unique Mediterranean aesthetic with a distinctive roofline designed to take advantage of the dramatic scenery.

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Harrogate 22 miles, Skipton 15 miles, Leeds 32 miles (all distances approximate)

Guide Price: £1,400,000

General Remarks

Creating this brave modern house in its Yorkshire Dales setting allowed the garden layout to be engineered to master the sloping site, creating a tiered effect reminiscent of Swiss or Italian lakeside villas. The grounds—designed by the famous Backhouse of York—with their signature terraced rock gardens and trees, have matured to create a year-round display and wildlife habitat.

Feature wood panel doors lead into the hallway which sits to rear of the property with similar 1920's period internal doors through-out. The hallway with a pattern wood block floor, cornicing, understairs cupboard, four feature radiators, also provides access to the first floor via an imposing sweeping staircase.

From the hall you enter a formal living room with a fabulous wood burning stove set in a Marble fireplace with tiled hearth, Bamboo flooring, two feature radiators, concertina doors with a pair of windows to the side lead out to the front patio area. Double doors lead through into the dining room which has a wooden floor, two feature radiators and double glazed windows to two sides. Onto an office with a window to the front, two feature radiators, bamboo flooring and a fireplace. There are two bedrooms to the ground floor, both with feature radiators and windows, one overlooking the rear garden and the other looking out to the side of the property. A shower room offers a feature tiled floor, a Laufen pedestal wash hand basin and close coupled w.c., a shower cubicle with sliding doors having a rain hood and two shower attachments, part tiled walls, feature towel rail and window to the side.

The kitchen diner offers a selection of drawer and base units with full sized bespoke larder units, Silestone worktops, an integrated Neff dishwasher, combination oven, an oven, warming drawer, a Neff four ring Induction hob, a Franke extraction fan, a John Lewis wine cooler, feature radiator and tiled limestone flooring. A bow window is above the pair of sunken sinks providing the most amazing views of the formal garden and of Hebden. Four four atrium style skylight windows provide an abundance of light and a Rofer and Rodi Stove is inset into the chimney breast. The dining area has windows to two sides, the staircase leading to the cellar and a door to the rear entrance. The cellar comprises of, a boiler room, multiple storage rooms, an external door to the side of the property and windows letting light in from the driveway above..

To the first floor landing with a feature radiator, glass atrium ceiling and a feature length window overlooking the village of Hebden and stunning views into the distance. The master bedroom has a



double glazed window to the front with views towards Burnsall Fell, a feature radiator, an en-suite fitted with a pedestal wash hand basin, close coupled w.c., Laufen bath and Matki oversized shower cubicle with rain hood and shower attachment, feature tiled floor and open views over the Fells. Bedroom two and three are to the rear with a feature radiator and double glazed windows and countryside views. The house bathroom with bath with glass screen and shower over, pedestal wash hand basin and close coupled w.c., feature chrome heated towel rail, storage cupboard and rubber flooring.

Externally, the private tarmac, tree lined driveway sweeps from the roadside towards the property. To the right are formal well stocked gardens with stunning views of the Village. A pond with a central Island and bridge over is a delightful feature and an archway leads to the lower part of the garden which has sections of lawned areas along with well stocked borders, seating areas and a Holly hedge boundary to one side. A gravel pathway leads to a Cavern area and the path also leads to the front of the property. A covered veranda area provides further seating and a higher patio area is used for storage. The gravel stretches across to the opposite side and meets the tarmac driveway providing ample parking and a double garage with an up and over door to the front along with power and light.

The property is located within the heart of this picturesque and unspoilt village, particularly popular with those who enjoy walks through the surrounding scenic countryside of the Yorkshire Dales National Park and for the award winning local pub and a popular tea room. The historic market town of Grassington which plays a central role in the TV drama All Creatures Great and Small is just a couple of miles down the road with an extensive range of shops and other amenities catering for most everyday needs. The market town of Skipton is within some twelve miles.



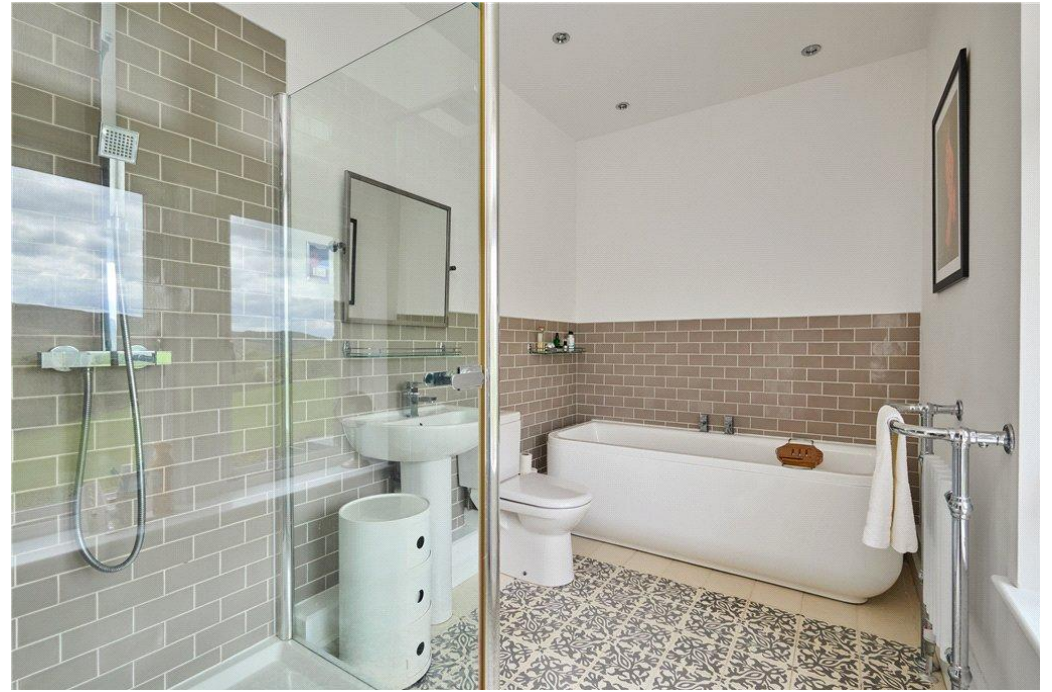




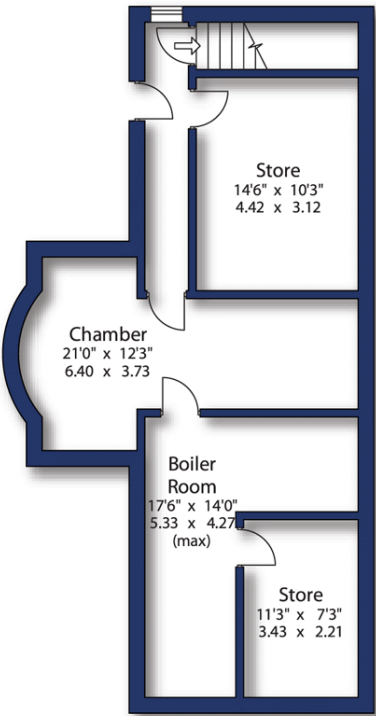




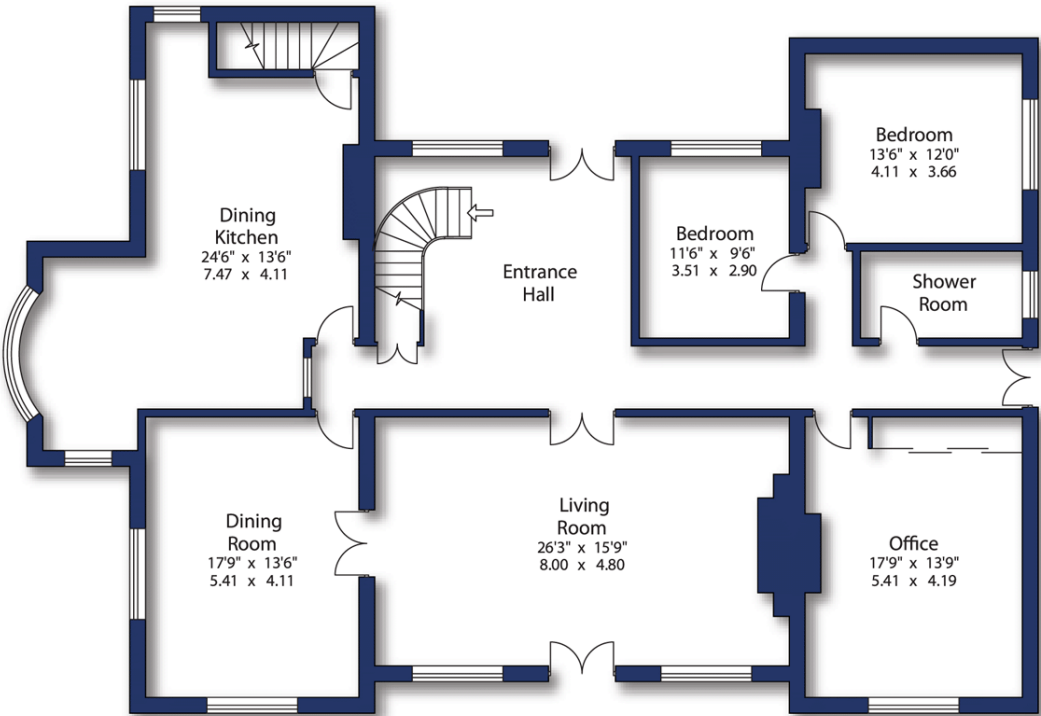




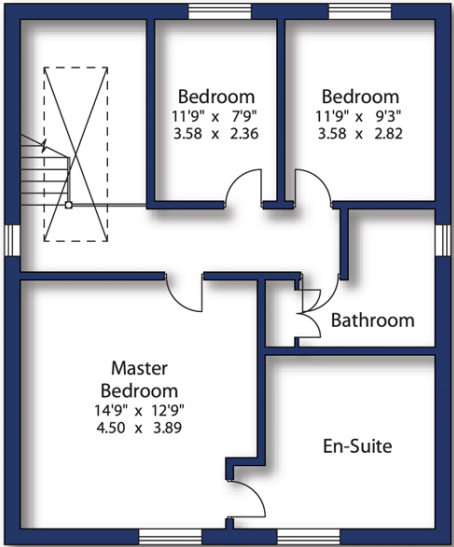
Floorplans



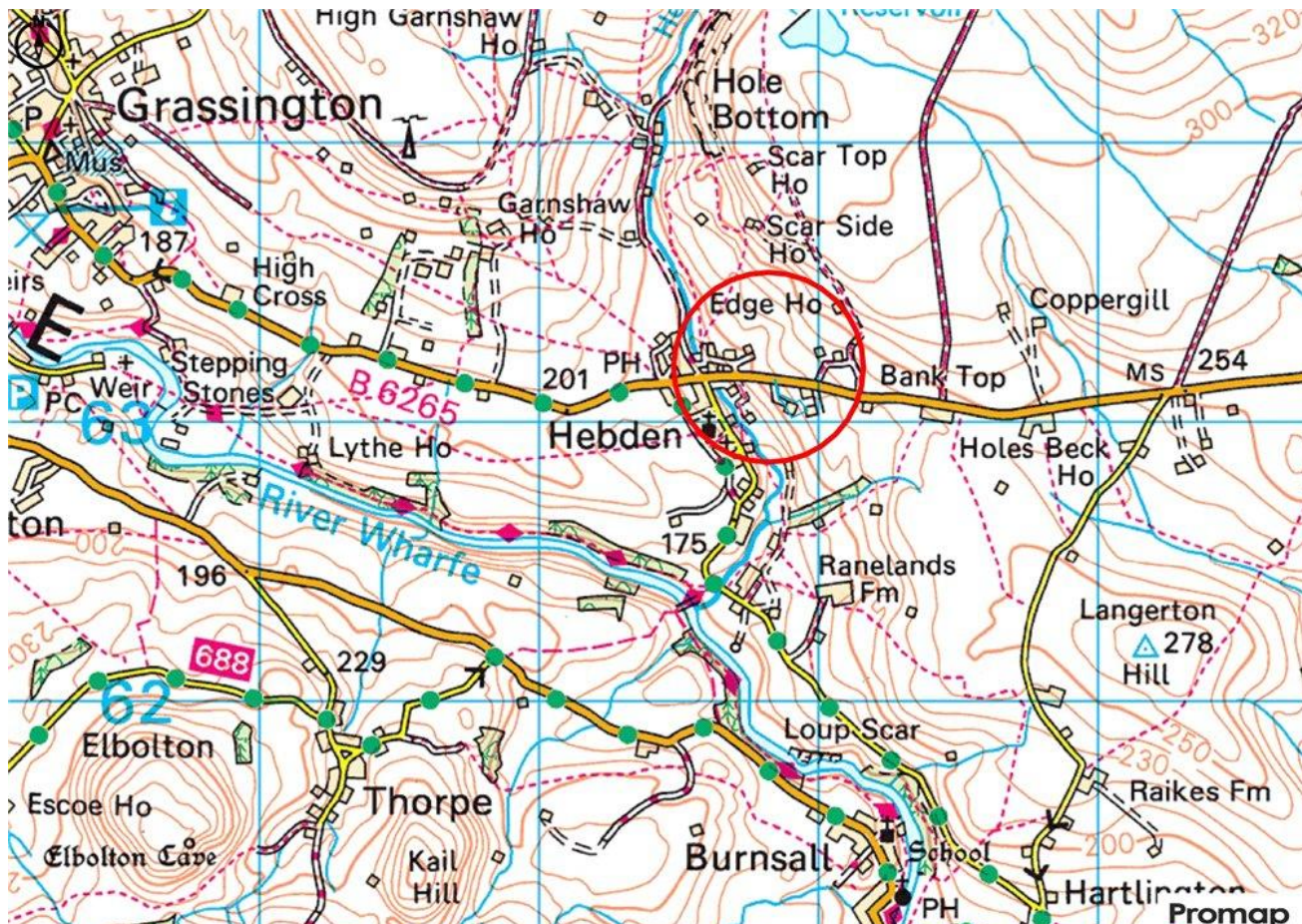
Lower Ground Floor



Ground Floor



First Floor



Directions

On entering the village of Grassington follow Hebden Road round passing the junior school and the Yorkshire Dales National Parks car park on the right following the signs for Hebden. On entering Hebden drive past the Clarendon Hotel, proceed up the hill turning to the right immediately after leaving the 40mph zone. Down the private laurel-lined drive you will find the property.

What3Words pursuit.node.acre

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band G

Tenure, Services & Parking

- Freehold
- Mains electricity and water. Drainage is to a septic tank(new in October 2025). Domestic heating is from a Biomass boiler.
- There is a double garage and parking on site
- The local farmer has access down the drive to access a gate
- The property is located in the Yorkshire Dales National Park

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://check-for-flooding.in.gov.uk/)

Agent's Notes

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