



## Rathmell Grange, Rathmell, Settle, BD24 0LA

Presented to an impressively high standard and with picturesque views, this elegant period home blended with modern day comfort, offers refined accommodation and a sweeping driveway leading to the coach house, garage and workshop.

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# Rathmell Grange, Rathmell, Settle, North Yorkshire, BD24 0LA

Settle 3 miles, Skipton 15 miles, Leeds 42 miles (all distances approximate)

**Asking Price: £1,150,000**

## General Remarks

Built in 1856 as the former Vicarage, Rathmell Grange is an imposing detached family residence located in the heart of the village. Standing amongst its mature well-tended gardens, it enjoys idyllic, far reaching views from many of the rooms.

This attractive and spacious home has a wealth of original features to admire including sash windows and dual staircases one of which would have been used in bygone times for the servant's access. Unique properties such as this are rare to the market and an early inspection cannot fail to impress.

Entered through a welcoming reception hall, providing access to most ground floor rooms including WC and cellar, there are three principal day rooms. These include a double aspect living room with open fire, charming snug and large, airy dining/living kitchen. The Secret Drawer kitchen is fitted with a range of bespoke hand crafted cabinetry, two bespoke pippy oak central Islands and a hideaway larder unit. Appliances include, electric aga and electric Hotpoint oven, integrated Miele coffee maker, Siemens wine cooler, fridge/freezer, Miele dishwasher and hot tap are also included. Off the kitchen is access to the spacious pantry and rear lobby. The large utility room with original flag stones is accessed from the lobby area.

To the first floor is a splendid landing providing access to four double bedrooms, dressing room/study, shower room and a wonderful four piece house bathroom.

The characterful detached coach house to the rear of the property would make an ideal home for a dependent relative and comprises:- living area, bedroom, and bathroom.



This house has been thoughtfully updated both functionally and aesthetically and now includes a 1800 litre oil tank a Grant combi Boiler and many new windows.

Externally the grounds are a delight. An expansive sweeping driveway provides ample parking and leads to the property's detached Coach House, garage and workshop. A second private driveway also offers extra parking for several vehicles. Delightful mature gardens surround the property, which are well-tended and include rolling lawns, fruit trees and shrubs. There is an appealing entertainment terrace with outside kitchen area, ideal to enjoy those lovely Summer evenings.

The village of Rathmell which is set amidst lovely Dales countryside has its own village hall and church. The market town of Settle is approximately 3 miles away and offers a varied range of amenities including a bustling market square with a 'Tuesday' market, railway station on the famous Settle to Carlisle line with also direct trains to Leeds taking just an hour, schools including primary, secondary and public school in the neighbouring village of Giggleswick. Settle also has a swimming pool, library, golf club, health centre and a wide range of recreational facilities.

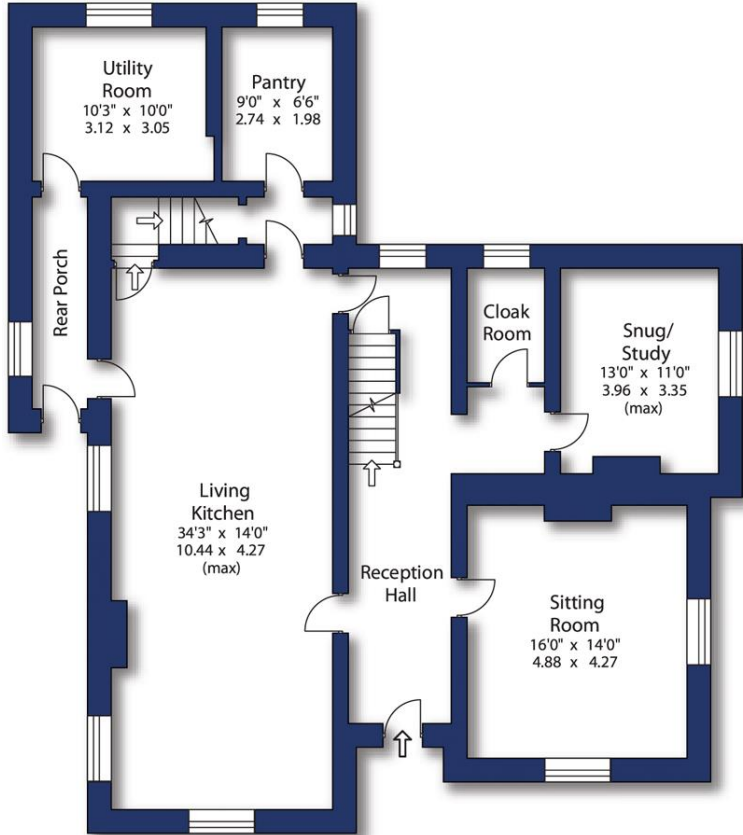




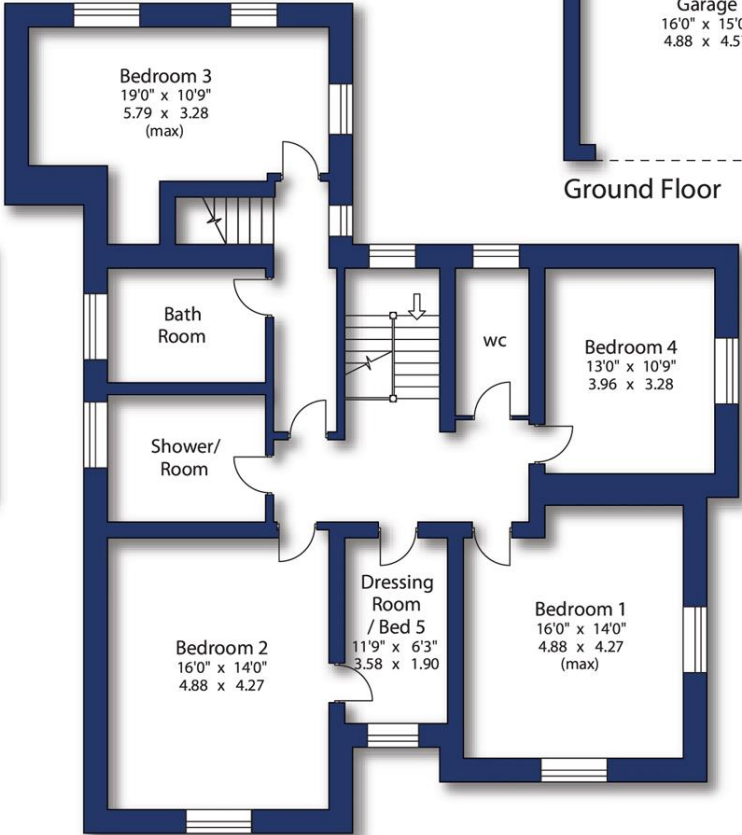


# Floorplans

## Rathmell Grange

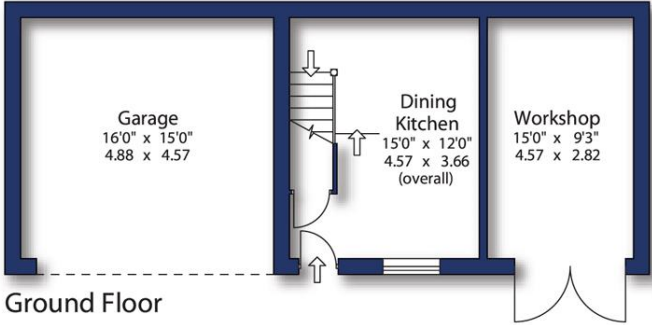


Ground Floor

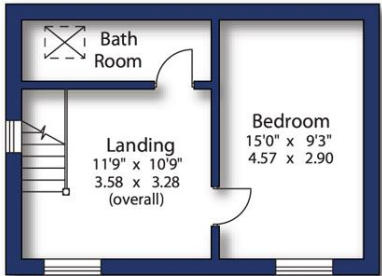


First Floor

## The Coach House



Ground Floor



First Floor


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## Directions

From the A65 Settle bypass, turn left signposted Rathmell and Wigglesworth. On reaching the village of Rathmell, turn right into Hesley Lane just after passing the Reading Rooms. Follow Hesley Lane and Rathmell Grange will be found on the right hand side of the lane.

What3Words draining.albums.sock

## Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band G

## Tenure, Services & Parking

- Freehold
- Mains Electricity, Water and Drainage are installed. Domestic heating in the main house is from an oil fired central heating boiler. In the Coach House there are electric heaters.
- Private driveway and garage

## 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://www.gov.uk/government/collections/check-for-flooding-in-england)

## Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

## Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

## Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: ILK200499

