



WARREN HOUSE
Hawswick, Skipton



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WARREN HOUSE

Hawkswick, Skipton, BD23 5PU

A fabulous property which is currently used as a family home and thriving Bed and Breakfast, in an enviable position with breath-taking views from all sides. This property would suit a variety of purchasers from those wishing to run their own business to those wanting a property suitable for multi-generational living.

ACCOMMODATION

Versatile Property

Enviably Location

Opportunity to Operate a Business From Home

Perfect For Multi Generational Living

7 Bedrooms

Gardens Backing Onto Rolling Countryside

Split Level Accommodation

Stunning Views to All Sides



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Warren House

Warren House is a superb modern stone built property constructed in 1992. The property offers flexible living accommodation throughout and is currently operated as a successful Bed and Breakfast. The owners have cleverly split their living accommodation from the letting rooms, thus offering a high degree of privacy for the owners. The current configuration also lends itself to multi generational living should the prospective purchasers not wish to continue the business.

The diverse accommodation is a credit to the current owners who have refurbished and extended to a high standard throughout. However there is still scope for further adaptations to the ground floor should purchasers so wish.

Situation And Amenities

Warren House is located just over 15 miles north of Skipton, on a quiet country road not far from the charming village of Arncliffe.

Nearby Grassington is around 5 miles away and is a thriving and picturesque community providing a surprisingly broad range of amenities including local shops, pubs/restaurants and sports clubs. There is a primary school and Upper Wharfedale secondary school is to be found in the adjoining community of Threshfield. Grassington falls within the catchment areas of both Ermysteds Grammar School and Skipton Girls High School. A number of private schools are located within comfortable daily driving distance. The area is famed for its dramatic limestone countryside and therefore is extremely popular with walkers and tourists. Malham cove is around 10 miles away.

Skipton is around 15 miles to the south, with Ilkley around 23 and Harrogate around 30 miles, to the south east. Both local towns offer frequent rail services into the nearby cities of Leeds and Bradford, with regular onward daily connections from the former to London Kings Cross. Leeds Bradford International Airport is some 32 miles away.





Ground Floor

Currently utilised as the letting rooms it could easily be changed to a separate annexe but currently offers the following accommodation. Entrance hall leading to Breakfast room/snug, off this is a sitting room/bedroom. There is a large utility area and this has the scope to be converted to a large kitchen area should the prospective purchasers which to adapt the accommodation subject to the necessary building regulations. There is a study area to the front which could be changed to a large pantry/utility room, should the aforementioned work be carried out. To the right of the hallway is a bedroom with ensuite and further bedroom with bathroom. Accessed from outside is the garden suite/bedroom 6. This is a delightful room with access to the rear and the super garden area. As this is self contained it could make a further annexe.

First Floor

Currently the vendors principle residence, it is accessed via a door off a delightful private seating area is an entrance vestibule. This leads to the new addition of the garden room. Cleverly designed to make the most of the views it creates a fantastic area to relax in. The dining kitchen leads up to the spacious sitting room and the inner hall. The family bathroom has been totally refurbished and redesigned offering a spa hotel feel. Beyond this are two further bedrooms. The principle room has a fantastic en-suite which has again been remodelled with a luxurious feel.

Second Floor

Stairs off the inner hall lead to the second floor. This is currently used as a bedroom and is perfect for teenagers. However it would equally work as an office space.



Externally

The property is approached via a gravelled driveway. There is a designated area for guest parking and the family utilise the space to the rear. To the rear is a pretty garden which is mainly laid to lawn. The views are amazing to all sides and one of the major features of this delightful property.

Local Authority

Craven District Council.

Council Tax Band

Council Tax Band D

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Services & Other Information

The property has mains electricity.

There is a private water treatment plant and the water supply is private and spring fed.

The property has oil fired central heating.

It must be noted that the septic tank will not meet current requirements.

EPC pending.

Particulars & Photography

Particulars written August 2022.

Photographs taken August 2022.

Viewings

Strictly by appointment with GSC Grays Boroughbridge 01423 590500

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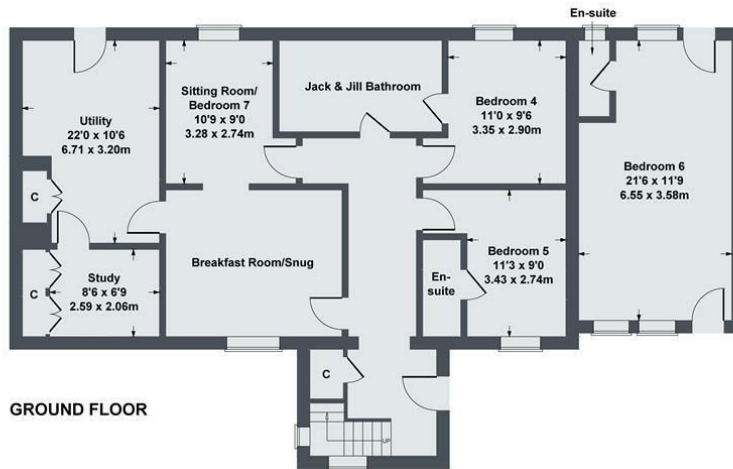
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Approximate Gross Internal Area
3014 sq ft - 280 sq m



FIRST FLOOR

SECOND FLOOR



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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