

# HUNTERS®

## EXCLUSIVE

Highfield, Hebden, Skipton

Price £870,000

Property Images





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### Property Images



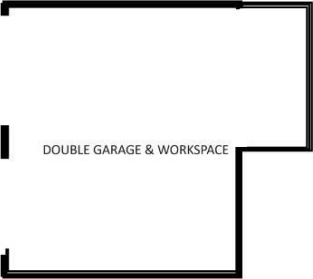
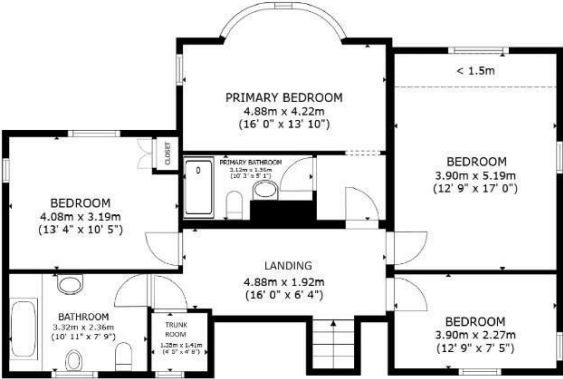
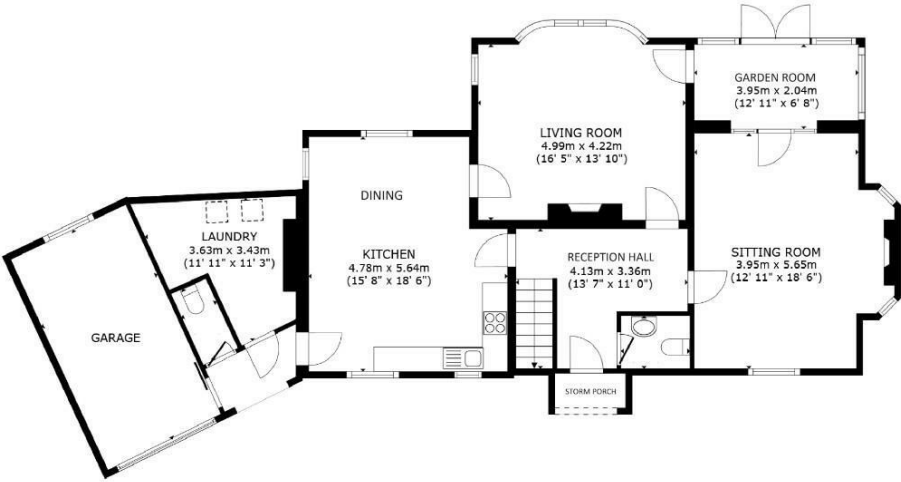
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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



Welcome to this stunning stone-built detached family home in the picturesque village of Hebden, Skipton. This charming Edwardian Villa was built in 1937 and offers a rare opportunity to own a very special property. The property has the most splendid views over Wharfedale, just stunning!

Set on a generous sized Plot in an elevated position just outside the village, this is a very private home and gardens, with great scope to update and personalise.

Requiring some updating but in very good order, the property has been in the same family since construction, hence this is the first time that it has ever been offered to the market.

Boasting 2 reception rooms, 4 bedrooms, and 2 bathrooms, this spacious 2200 square feet home provides ample space for the whole family. The dining-kitchen offers breathtaking views of the Yorkshire Dales National Park, connecting seamlessly to a large laundry / utility room and a living room or dining room, with a garden room directly off.

The property features an impressive oak-paneled reception hall leading to a wide landing with a luggage room. The 4 double bedrooms all offer amazing views, with the principal bedroom benefiting from an en suite shower room. The house bathroom is generously proportioned and includes a 4-piece suite for added luxury.

Outside, the property shines with generous gardens offering panoramic views, parking for numerous vehicles, a large detached double garage with workshop space, and an additional single garage attached to the house. The property is connected to mains water and has a private digester-sewage-treatment-plant. Oil-fired central heating. The dual fuel cooker is partially powered by LPG as are the GAS fires.

Located just a 5-minute drive from the bustling town of Grassington, residents can enjoy a variety of amenities including shops, cafes, restaurants, doctors, and a vibrant town hall / theatre. Hebden itself offers a quaint village setting with a highly regarded pub serving hot meals.

Skipton is just 20 minutes away and Harrogate about 25 minutes.

Don't miss the opportunity to own this beautiful home with its fantastic views and convenient location. Book a viewing today and step into your dream home in the heart of the Yorkshire Dales!

#### **On-Line-Bullet-Points**

- Superbly built Edwardian Villa. Fantastic views • Built in 1937 and first time ever to market • Large gardens and fantastic panoramic views • 4 double bedrooms. House bathroom and en suite • Dining-kitchen, sitting room, living room, garden room • Oak paneled reception hall and oak staircase • Laundry room and gardeners WC • Single attached garage and large detached double garage with workshop • 5 mins to Grassington. 20 To Skipton. 25 to Harrogate • No forward chain