

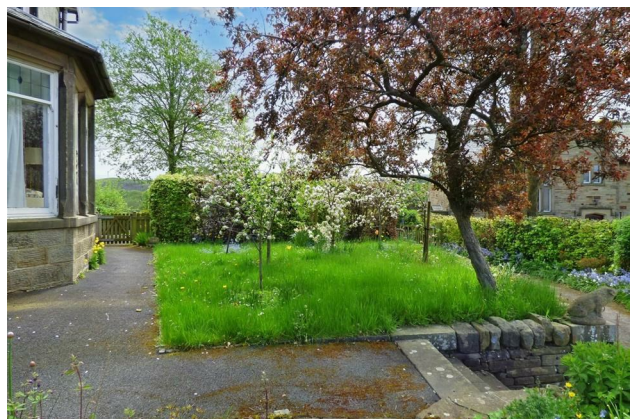
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Rockmount 9 East Lane, Embsay, Skipton, BD23 6QX

£545,000

Property Images



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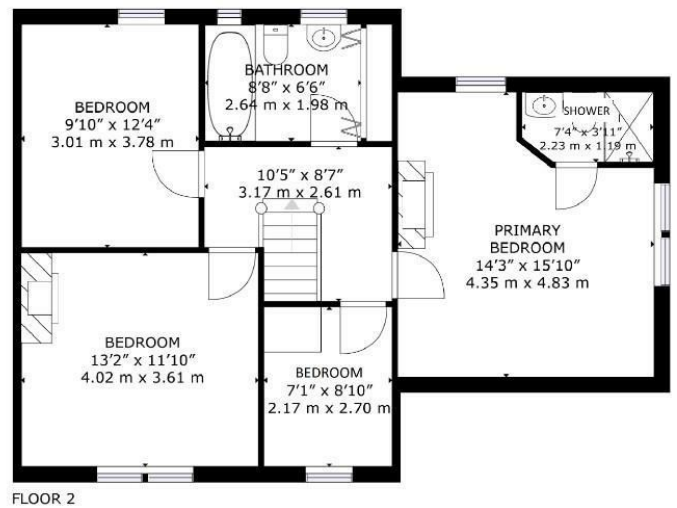
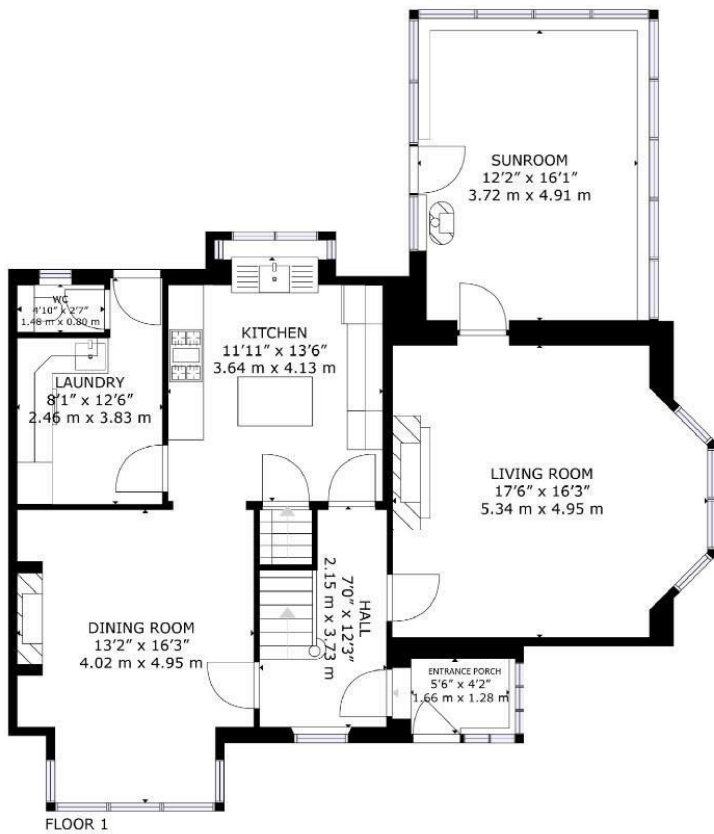
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Summary

Rockmount is a substantial period property dating back to circa 1910, and constructed of punched face stone and render, set under a pitched slate roof. Nestled in the village of Embsay on the cusp of the Yorkshire Dales National Park and set in substantial and well stocked private gardens. With a pleasant outlook to the rear. There are some executive new-build properties being constructed to the left rear, which will partially impact the lower-level view.

Offering family sized living accommodation with spacious conservatory, 2 reception rooms, breakfast-kitchen, four bedrooms and two bath / shower rooms. With many original features including the 2 large bay windows with impressive stone jambs and mullions, punched face stone and stained glass.

On-Line Bullet Points

- Impressive period house • 4 bedrooms • Large living room, sun room and separate dining room • Breakfast-kitchen + utility + WC • Attractive gardens front, side and rear • Some pleasant views • Detached garage with workshop • Ample parking on drive • South facing at the rear • Lovely village, shop and 2 pubs

An entrance vestibule with quarry-tiled floor, features stained glass panels, and provides a handy boot and coat space.

The welcoming reception hall has a parquet floor and with period-style wall coverings.

Off from the hall, a good sized living room featuring a period fireplace with open fire, a tall feature bay-window., and parquet floor. Leading now into a substantial sun room with multi-fuel stove and a pleasant outlook over the gardens. This is a great space to read, relax and chill what-ever the weather may be doing.

The kitchen is unique and features oak work tops, a Belfast sink, stained glass fronted wall units, and hand painted base units. A Lacanche Range cooker and matching extractor canopy is included in the sale, an center island provides a breakfast / snack bar area and there is a bulkhead cellar pantry. The second reception room / dining room is open-plan to the breakfast-kitchen and offers ample space for a 10 person dining suite, and sitting furniture set into a bay window recess. Again having parquet flooring.

Off from the kitchen, a re-fitted good sized utility / laundry room has a range of modern base and wall units with single bowl sink, tiled floor and space for white goods. A separate WC is handily located by a door directly onto the gardens, and having tiled floor (ideal for pets).

To the first floor there is a modern house bathroom, 3 double bedrooms and a decent single bedroom. The principal bedroom has an en suite shower room, and some pleasant views from dual aspect windows.

Outside, there is parking for several vehicles on the tarmac driveway leading to a detached single garage and workshop. Having fore garden with well stocked borders, an attractive 'mini-meadow' area left to nature to the side, and a level lawned garden with patio / sun terrace, and greenhouse to the rear.