

North Lodge

Gledstone | Skipton | North Yorkshire | BD23 3JL



MSW HEWETSONS
Surveyors • Estate Agents





North Lodge
Gledstone
West Marton
Skipton
North Yorkshire
BD23 3JL

Offers In Excess of £400,000

Being the original North Lodge to the Gledstone Estate this unique and distinctive property has exceptional character with robust architecture and a beautiful setting with open rural views.

This Grade II listed property is constructed of coursed sandstone with dressed sandstone mullion windows and door openings and pitched sandstone roof supported on timber.

The property requires significant upgrading but offers great potential

Ground Floor

Entrance Porch

Single-glazed timber panel entrance door, oak parquet floor, double panel central heating radiator and understairs storage area.

Sitting Room

Stone mullion leaded windows to front and gable elevations. Dressed stone fireplace with open brick-backed grate, oak parquet floor, single panel central heating radiator, coved ceiling, store room and low-voltage spotlighting to ceiling.

Kitchen

Fitted base and wall units, single drainer stainless steel sink unit, duck egg blue fitted oil Aga, quarry tiled flooring, low-voltage spotlighting to ceiling, stone mullion leaded windows to rear elevation, plumbed for automatic washing machine and single panel central heating radiator.

Dining Room

Stone mullion leaded windows to front and rear elevations. Black marble tiled fireplace with cast iron basket and raised still hearth. Parquet flooring, coved ceiling, single panel central heating radiator.

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County Register

www.countyregister.com

Particulars of Sale

Boiler Room

Floor-mounted 'Trianco' oil boiler providing central heating and domestic hot water and stone mullion leaded window to gable elevation.

Pantry

Stone flag storage, quarry tiled floor, stone mullion leaded window to rear elevation and timber shelving.

Rear Hallway

Limestone flooring, coved ceiling, low-voltage spotlighting and single-glazed timber rear doorway.

Cloaks

Limestone floor, leaded window to rear elevation, low-level WC, plumbing for wash hand basin and low-voltage spotlighting.

First Floor

Staircase

Return timber staircase with traditional timber newel posts and spindles and stone mullion leaded window to half landing.

Landing

Double panel central heating radiator and airing cupboard containing cylinder with immersion.

Bedroom One

Stone mullion leaded window to front

elevation, two single panel central heating radiators, fitted cupboards and two walk-in storage cupboards.

Bedroom Two

Two stone mullion leaded windows to rear elevation, single panel central heating radiator and eaves storage area.

Bedroom Three

Stone mullion leaded windows to front and rear elevations, enamelled tiled fireplace, two single panel central heating radiators and walk-in cloaks cupboards.

House Bathroom

Containing four-piece suite comprising roll-top bath, tiled shower cubicle with electric 'Mira' fitment, pedestal wash hand basin, low-level WC, stone mullion leaded window to rear elevation and single panel central heating radiator.

External Gardens

To the front of the property is an enclosed lawned garden to the south elevation, which extends to the west elevation.

To the rear of the property is a raised flag patio area with open gardens with new entrance drive with gates and chipping turning area.

Garaging

Planning permission has been obtained to erect a detached garage block with first floor accommodation, full details of this permission are available from the agents.

Services

Mains electricity, estate water supply and oil-fired central heating and domestic hot water.

Tenure

Freehold with vacant possession upon legal completion.

Council Tax Band D

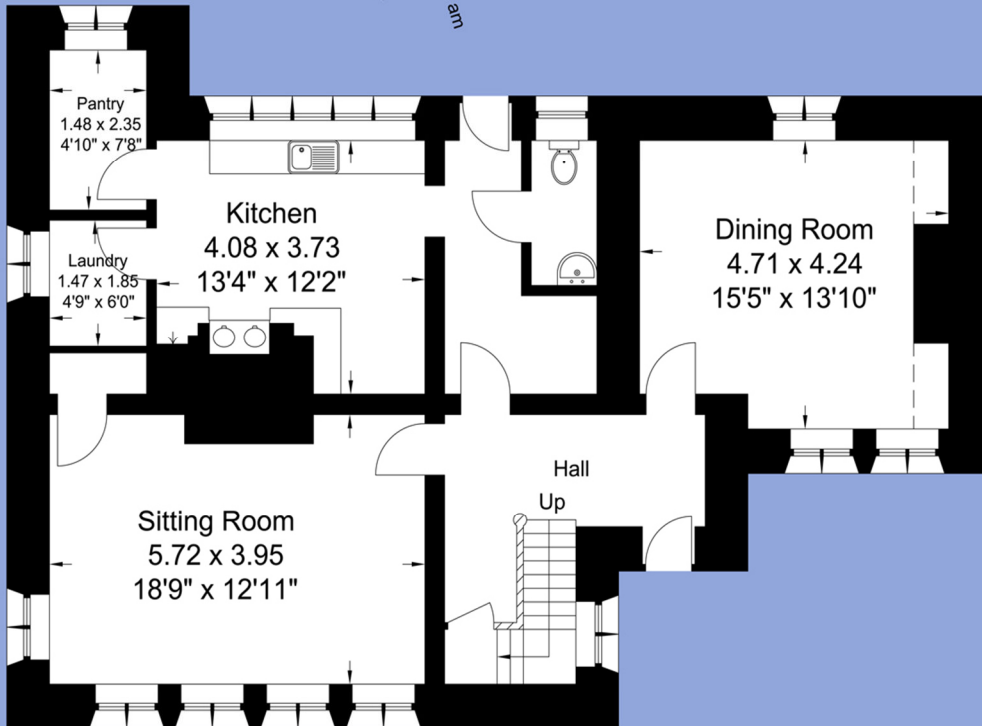
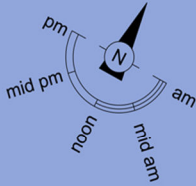
£2243.07 payable 2012/13

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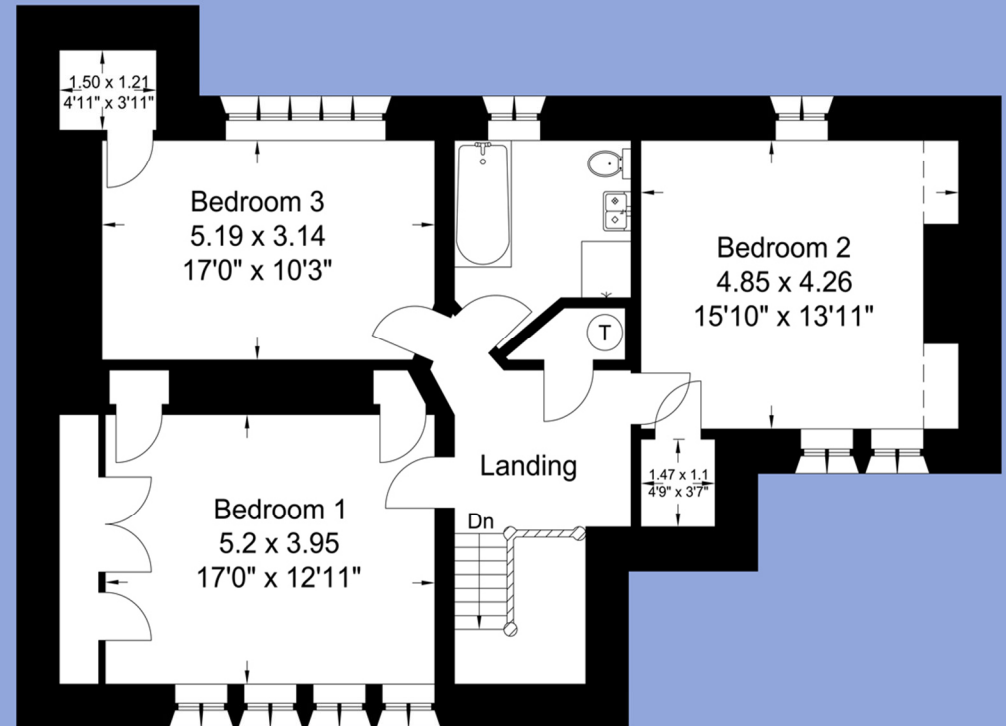


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Approximate Gross Internal Area :- 182.99 sq m/ 1969.68 sq ft
 Total :- 182.99 sq m/ 1969.68 sq ft



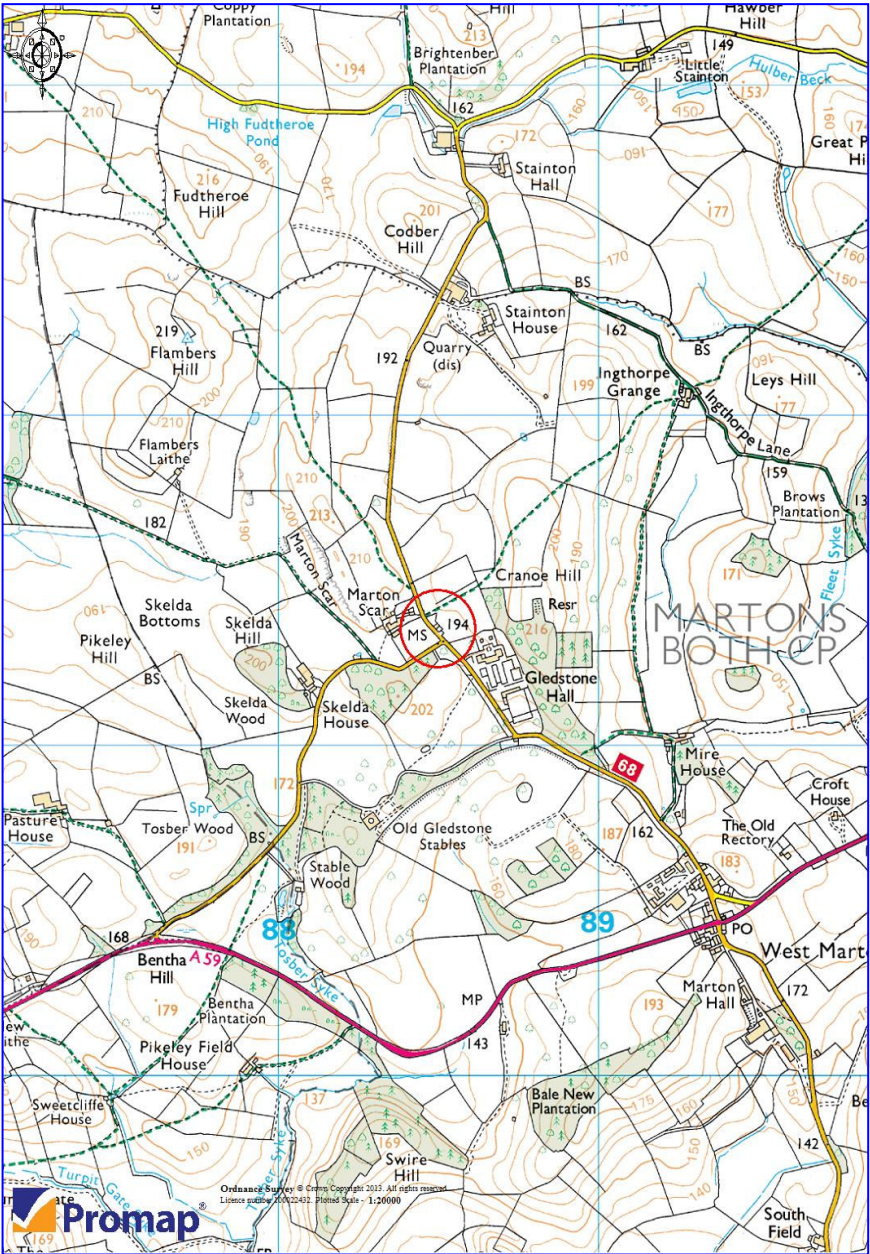
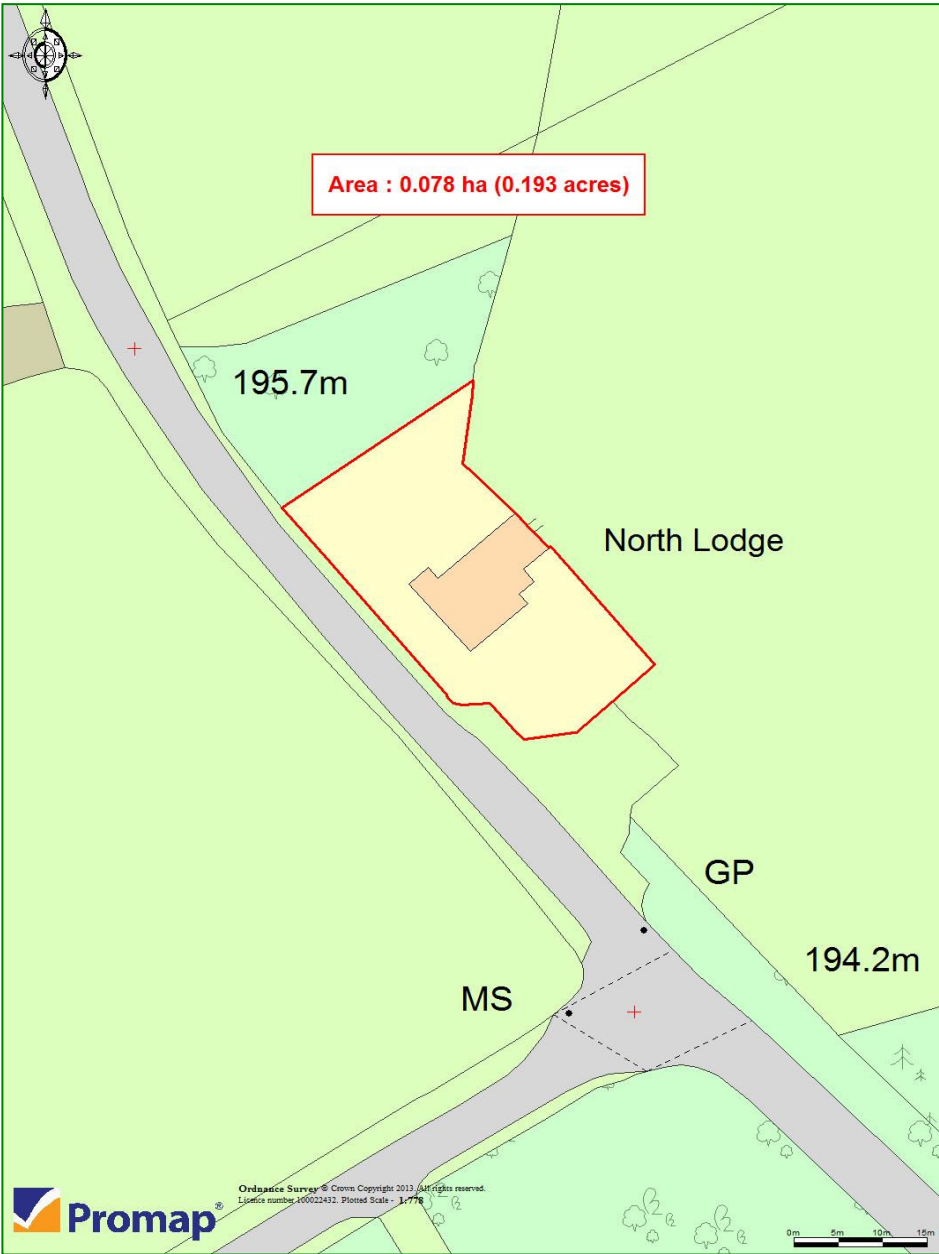
Ground Floor



First Floor

For illustrative purposes only. Not to scale
 Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error









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