

GRAVESON WOOD ASSOCIATES

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THE SHAWS SELSIDE, HORTON IN RIBBLESDALE

Spring 1989



THIS IMPRESSIVE DETACHED RESIDENCE OFFERS ACCOMMODATION OF CONSIDERABLE CHARACTER, IN A SPLENDID LOCATION IN THE THREE PEAKS AREA OF THE DALES NATIONAL PARK.

A DATESTONE INDICATES 1738 AS THE YEAR OF CONSTRUCTION, AND 'THE SHAWS' IS WELL WORTHY OF ITS STATUS AS A GRADE II LISTED BUILDING. SUBSTANTIALLY BUILT IN STONE THE PROPERTY AFFORDS WELL PROPORTIONED ACCOMMODATION WITH FEATURES WHICH INCLUDE MULLIONED WINDOWS AND OAK BEAMS. THREE BEDROOMS ARE AVAILABLE IN THE MAIN HOUSE, WITH A FURTHER TWO IN THE COTTAGE ANNEX.

'THE SHAWS' STANDS IN APPROXIMATELY 1.8 ACRES WITH GARDENS AND CROFT, IN A SMALL RURAL HAMLET SOME 9 MILES NORTH OF THE MARKET TOWN OF SETTLE.

The farmhouse has the benefit of an oil fired central heating system, whilst the cottage has electric storage heating. Although some improvement work would be envisaged, the discerning purchaser will no doubt realise the potential and quality of this superb property.

The accommodation briefly comprises:-

Ground Floor:

Stone porch with 'Ionic' design columns, access to ENTRANCE HALL with tiled floor.

SITTING ROOM 16'9" x 12'0" with an attractive stone fireplace, fireside cupboard in oak, exposed ceiling beams, radiator, carpet, mullioned windows with leaded lights, link door to cottage.

LIVING KITCHEN 16'7" x 12'0" double drainer sink unit, fitted cupboards, dishwasher, oil fired Rayburn (cooking & domestic h.w.), cooker point, radiator, beamed ceiling, internal link door to Garage.

UTILITY 9'1" x 8'6" sink unit, wall cupboards, c.h. boiler, external door to Porch.

PANTRY 9'6" x 8'9" a typical farmhouse pantry with slate shelves.

REAR HALL with feature oak staircase, radiator on half-landing.

First Floor:

BEDROOM 1 16'6" x 15'6" with open fireplace, 2 radiators, good sized fitted wardrobes, mullioned windows.

BEDROOM 2 16'7" x 12'0" fireplace, oak floor, radiator, mullioned windows.

BEDROOM 3 10'6" x 10'0" radiator, airing/cylinder cupboard.

BATHROOM With suite comprising panelled bath, pedestal basin and low flush w.c., shaver point, carpet.

The COTTAGE has a separate external access on the gable of the property and a layout which comprises:-

Ground Floor:

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|--------------|---|
| KITCHEN | 12'0" x 6'6" stainless steel sink unit, cooker point, fitted cupboards, storage radiator. |
| SITTING ROOM | 10'10" x 12'0" tiled fireplace, beamed ceiling. |
| BATHROOM | With modern suite of panelled bath, basin and low flush w.c., shaver point, ceiling heater. |

First Floor:

Landing with useful walk-in STORE.

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| BEDROOM 1 | 13'6" x 12'0" storage radiator, mullioned windows. |
| BEDROOM 2 | 12'0" x 7'3" plus stairhead storage, radiator. |

Outside:

Pleasant walled gardens to front and rear with lawns, borders, shrubs and patio. Hardcored drive and turning/parking area, stone OUTBUILDINGS offering useful storage. Also a paddock (OS Field No 4559) which adjoins the property to the south and west. Approximately 1.8 acres in total.

Plan:

For identification purposes only.

