

PARTICULARS

Of all the many pretty villages in the Yorkshire Dales National Park, few can match the advantages of Hetton, either from an intrinsic or strategic aspect. Informally grouped around the village Green with a first class pub, The Angel Inn, Hetton (approximate population 80 adults) personifies the traditional English village, being unaffected by injurious development in living memory and slightly off the beaten track for tourists and holiday-makers. On the other hand, Skipton is only 5 miles away and, for those who must commute, business centres as far apart as Burnley and Bradford are within comfortable daily driving distance.

Hetton House, parts of which date back to 1664, is soundly built of local stone with a Yorkshire stone slated roof and located on the Southerly extremity of the village Green, set amid .487 acres of private and sheltered garden with the benefit of a splendid 2.304 acre meadow, which completely protects the fine view as well as providing useful land for horses/livestock.

The accommodation, with its gracious, well-proportioned rooms is comfortably spacious and easily managed with a host of charming features, which one might expect from a house of this vintage, including finely panelled doors, stout beams and a wealth of superb oak panelling.

Oil-fired central heating is installed.

Ground Floor:

RECEPTION HALL, giving access to all principal ground floor rooms, having fine old oak return staircase with matching panelling.

CLOAKROOM, oak panelled, beneath the staircase, with white toilet basin and w.c.

Charming SITTING ROOM, 23' X 15' with "Adam" fireplace having marble and tiled interior, square bay window and five wall light points.

Elegant DINING ROOM, 18' 2" X 11' 6", with Dutch tiled interior fireplace, recessed glass and drinks cupboard as well as four wall light points.

(N.B. Both principal reception rooms enjoy a fine South-Easterly view across the paddock to the hills beyond.)

MORNING ROOM, 13' 6" X 10' 4", with rustic brick fireplace.

BREAKFAST KITCHEN, 14' 4" X 13' 10", with "Tricity" split-level cooker, "Swan Maid" dish washer, stainless steel sink unit, good range of working tops, fitted cupboards and drawers, oak panelled wall, tiled floor and electric heater.

REAR ENTRANCE HALL with fitted shelves.

LAUNDRY, 11' 6" X 11' 2", with sink unit, plumbing for automatic washing machine, and tiled floor.

Integral log and coal store.

Basement WINE CELLAR, approached from the reception hall, with adjacent chamber housing the modern "Ideal Standard" oil-fired central heating unit.

First Floor:

PRINCIPAL LANDING, parts of which are oak panelled.

BEDROOM 1, front, 18' 6" X 15' 2", with toilet basin, period fireplace and twin beams.

BEDROOM 2, front, 18' 4" X 14' 8", with Dutch tiled fireplace (sealed) and twin beams.

BEDROOM 3, rear, 14' 4" X 13' 2", with stone fireplace, toilet basin and oak panelling.

BEDROOM 4, rear, 14' X 13' 8", with oak panelling, recessed cupboard and beams.

PRINCIPAL BATHROOM, half tiled, with three-piece green suite and heated towel rail.

Second BATHROOM, half tiled, with three-piece white suite and heated towel rail.

Airing Room with hot water cylinder, electric immersion heater, insulation jacket and ample shelving.

Second Floor open PLAYROOM with twin gable windows and fine old roof trusses.



Outside: *It has a lovely view*

Hetton House stands amid just under half an acre of immensely private garden with, at the front, a sweeping lawn, rose beds and an abundance of mature shrubs and trees, being enclosed within stout stone walls to ensure absolute privacy as well as enjoy the fine outlook.

Along the road side, there is a cobbled occasional parking area and, to the rear, is a wide tarmac drive, approached across a cattle grid, giving access to the garage block and providing ample parking/turning space. Adjacent, there is the kitchen garden and shrubbery, again bounded by stone walls.

The entire grounds have been laid out with the three-fold aim of providing a colourful setting that is easy to maintain and ensuring maximum privacy.

The outbuildings briefly comprise:

GARAGE BLOCK (former stables) in two sections measuring 18' 4" X 15' 2" and 17' 4" X 12' 2", with side staircase to loft over (possibly suitable for conversion to staff quarters/games room, etc.).

Useful **GARDEN STORE**, at the side of the house.

Log and Fuel Store, adjacent to the garage.

Timber Greenhouse.

Outside w.c.

The paddock is to be found at the front of the house, on the opposite side of the Gargrave/Hetton road, being O.S. Field No. 117 which extends to 2.304 acres or thereabouts. This useful field approximates at, frontage, 150 feet and depth 760 feet, the far boundary being adjacent to the village stream and is ideal for keeping horses or ponies. Whilst any possibility of future development in this area is, to say the least, unlikely, there is little doubt that the purchaser of Hetton House will derive considerable satisfaction from being able to enjoy the view across this paddock as well as control its future.

RATES

Rateable Value £409. Current rates payable to Craven District Council for the financial year 1976/7 are £291.60, including sewage and water.

SERVICES

Local Authority mains electricity, water, and drainage are installed.

Oil-fired central heating is installed from a modern boiler, located in the basement, and the oil storage tank (approximate capacity 1,000 gallons) is by the garage.

Domestic hot water is provided by the central heating unit although an electric immersion heater is fitted.

TENURE

The tenure of the property is freehold and vacant possession will be given on legal completion of the sale, approximately four weeks after the auction date.

VIEWING

The property may be viewed by arrangement with the Chartered Surveyors' Skipton Office where a key is available to be accompanied by a member of staff.

MISREPRESENTATION ACT 1967 NOTICE

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D. H. Butterfield, F.R.I.C.S.

Feb 23. 1964

Hetton House

Bee hive
Oven.

Mr Rye Croft told Gilbert this morning that there was a Bee hive oven in their House in Perfect Condition and he had it Boarded up. We wouldn't have known about this if Gilbert, had not mentioned about the one that has been found this month at The Nook Helton.

Note House 1664 AW

JP SP 1735

Hetton House

here in
Rycrofts 1979

This is an old House
It has a well in the Cellar, also a Beehive
oven walled up.

1977 Drifts Young and 3 girls came to live
there after Part alterations.

Sept 1972. they ^{the Rycrofts} are having their heating System
Reorganized. after 14 years. ? is this when they
came I can't remember.

Side-saddle

SIR, My picture (right) shows what is a rare sight these days. Miss Sophie Waddilove, aged 11, wears a habit and rides side-saddle as she rides Bubbly Jock in the children's ponies class at the Richmond Royal Horse Show last month.

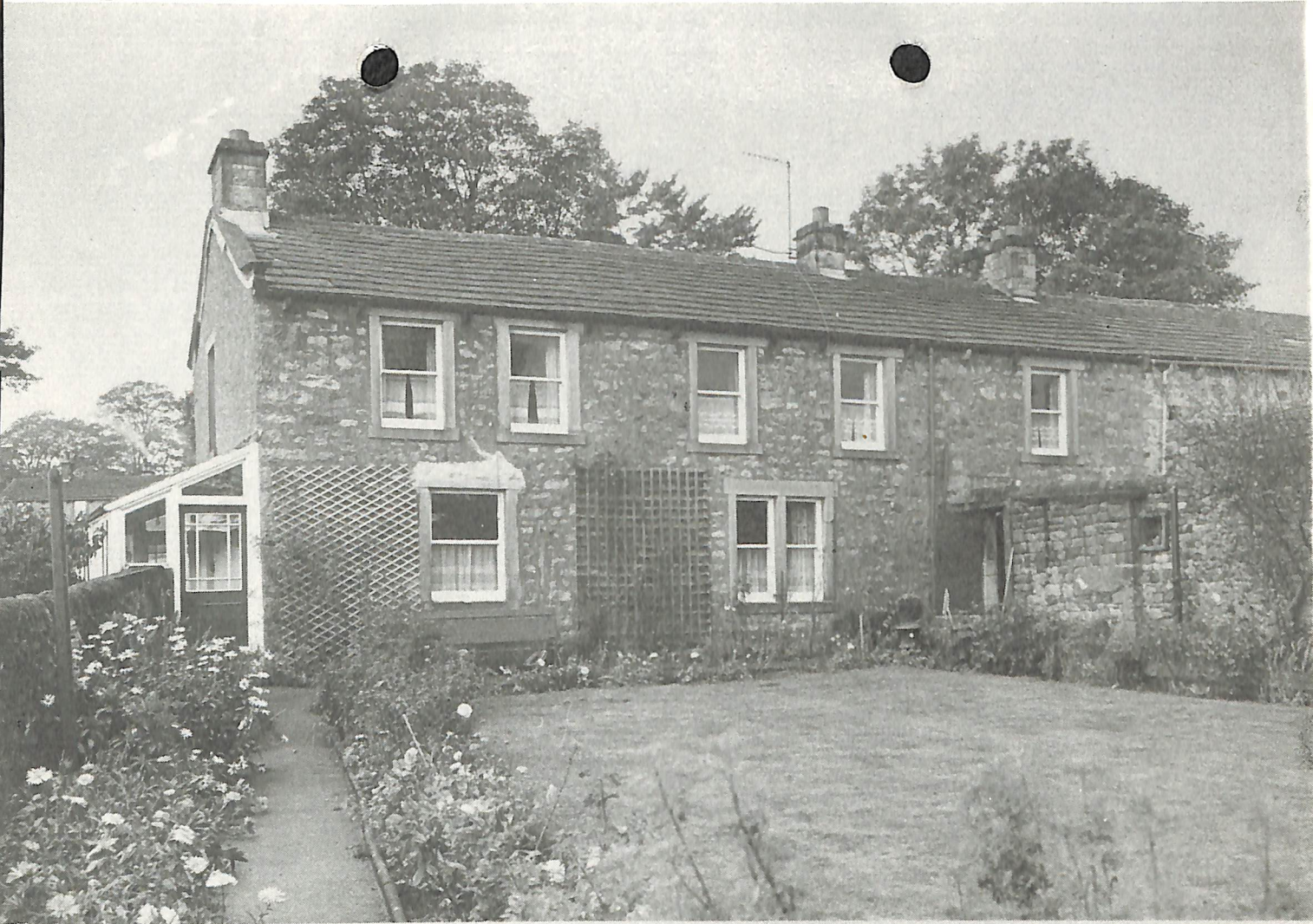
F P

London EC1.

Out of the era, and a change from the mini-skirt, Miss S Waddilove wears a habit and rides side-saddle at the Richmond Royal Horse Show.



Mr Mrs Douglas Waddilove Jacki and Sophie
Waddiloves lived at Helias was very
craft house Helton. they went in to fond of
to New Market, in year be a Vet Horses.
Mr Waddilove died. I heard like her
1970s Mother
Pic to Pat Home.



HETTON LODGE





Cowgill.

Helton

Mrs J Taylor at Helton was
Amie Lord she told
↓

Shoe Maker used to live at Helton Lodge
when Lords of Rylstone when they were girls they
had to bring shoes to mend, I was telling Gilbert
this and he said he could remember, him
living there also there were a few steps up into is
shop which was full of shoe making tackle and
when he was quite small he fell down
these steps and split his chin open, and can
remember some fellow or other saying this
nut killed yet. The shoe maker after heards
had a little hut up in the croft behind our house
and he mended shoes there after Montie's got
the lodge, ~~then~~ the boys had the hut for their
scout meetings when he left.