

## VIEWING

Either by appointment with Patrick McCutcheon of the sole agents Ilkley office on 01943 600655, or alternatively through Tim Usherwood of the firms Skipton office on 01756 701010.

## DIRECTIONS

From the Skipton bypass follow the B6265 signposted Grassington for approximately two miles. Scale House will be seen to the right hand side after a long section of straight road, with the remote control gates set back to the right just after the block of mature woodland begins.

## AGENTS NOTES

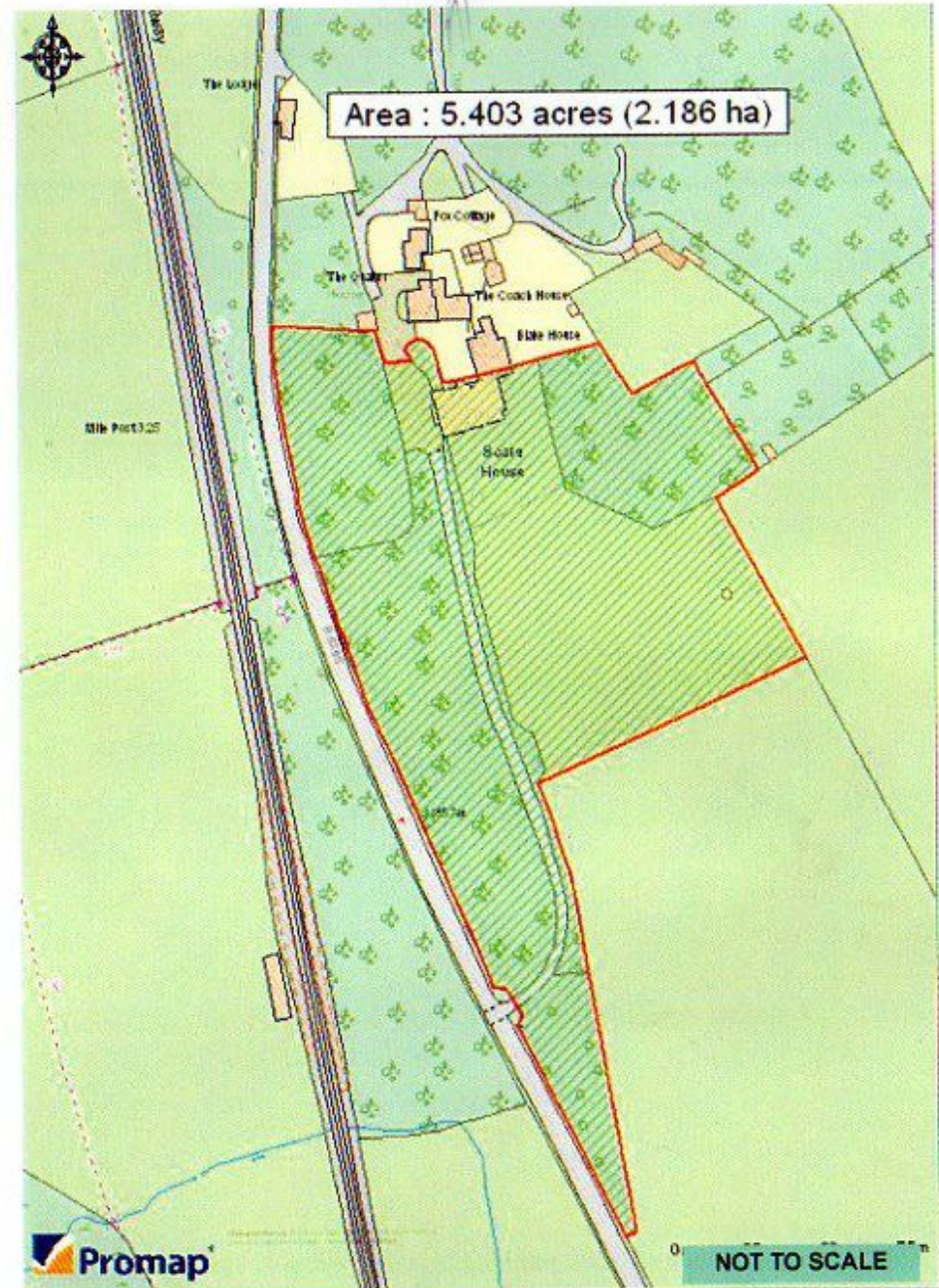
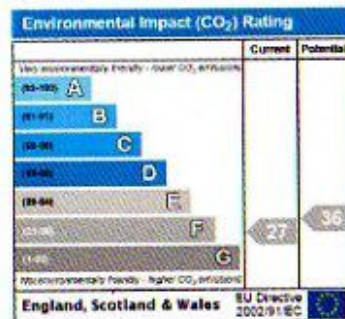
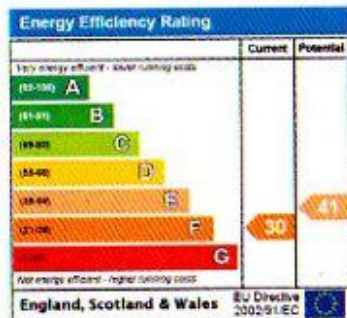
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We would be delighted to be able to introduce you to Dacre, Son & Hartley Financial Services for mortgage advice.

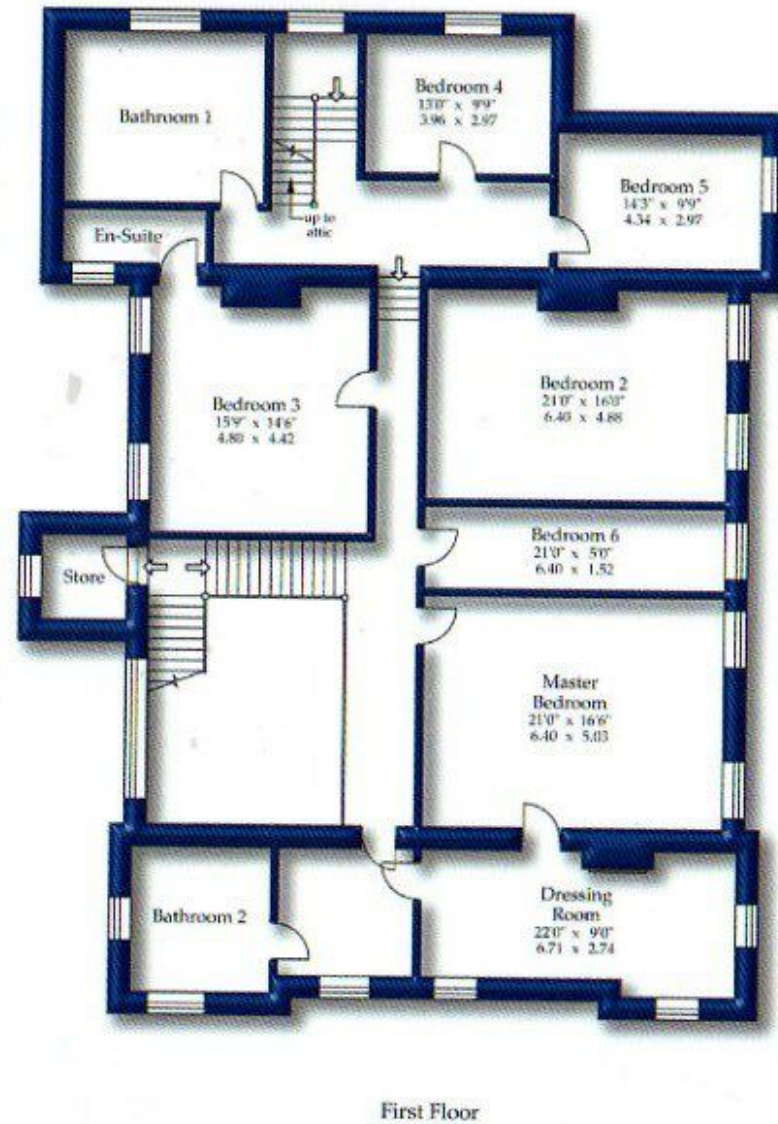
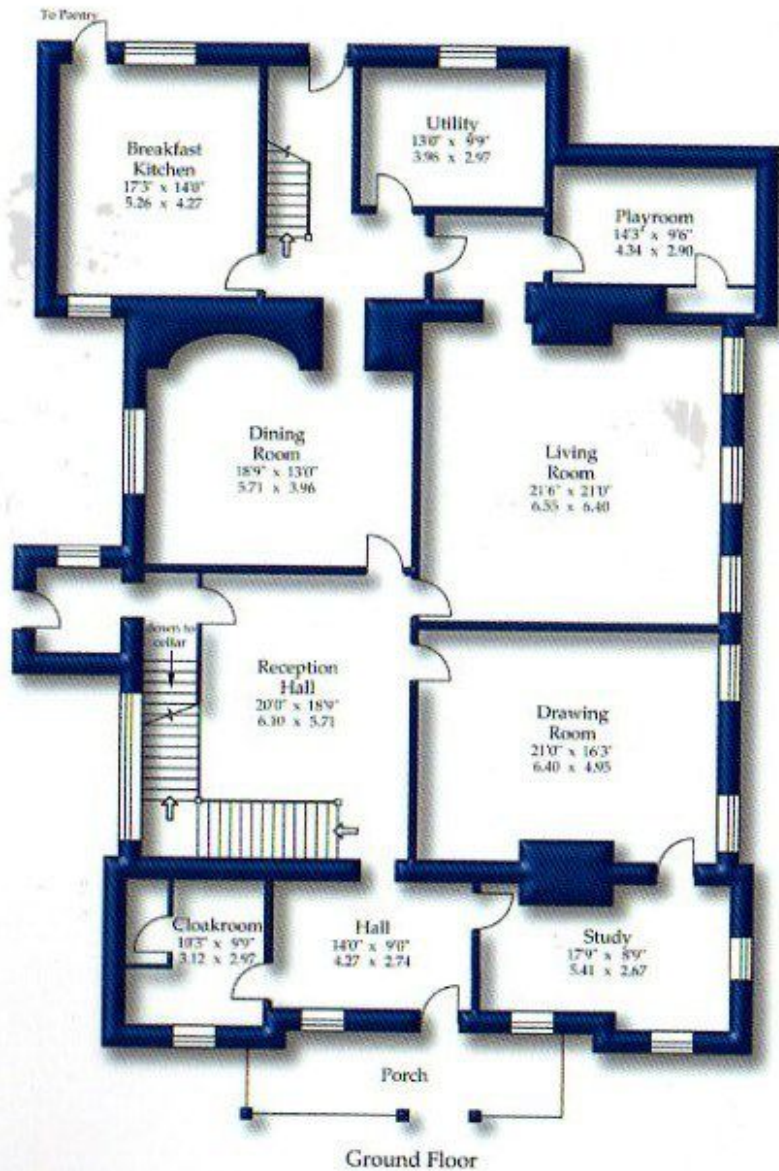
**Dacre, Son & Hartley**  
Financial Services

Tel: 01274 515273 Web: [www.dacresfs.co.uk](http://www.dacresfs.co.uk)

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## Guide Price £1,275,000

- Bedrooms: **6**
- Receptions: **4**
- Bathrooms: **3**

A stunning family home forming the major portion of a substantial grade II listed property of considerable stature approached by a sweeping tree lined driveway and enjoying lovely far reaching views to the south across woodland and lawns extending to around 5.4 acres in all (2.18 ha).

### GENERAL REMARKS

Colonnaded entrance; superb galleried reception hall; three principal reception rooms; breakfast kitchen; playroom; study and utility. Six first floor bedrooms; two bathrooms; extensive attics. Beautiful mature grounds with sweeping lawns, woodland walks and charming sunken garden.

Scale House is a substantial and imposing Grade II listed property, forming part of a period country home with late 16th Century origins, substantially altered during the 18th and 19th Century. The house enjoys a magnificent facade and is orientated to the south to make the most of the beautiful views across mature grounds which extend to around 5.4 acres (2.18 HA). Approached through remote control gates by a tree lined drive, visitors are welcomed by a colonnaded entrance and subsequently by a magnificent double storey reception hall with galleried landing and return staircase. The property provides ideal family accommodation with three generously proportioned reception rooms - mostly positioned to the southern side - and complemented by a study, playroom and breakfast kitchen with Aga. The first floor provides six bedrooms in all, the majority of which are large double rooms, and these in turn are served by a pair of bathrooms. There are vaulted cellars accessed off the rear hall.

The attics are presently undeveloped and offer clear potential for an incoming purchaser to enhance the existing layout and adapt the property to suit individual needs - subject of course to any necessary consents.

As one would expect there are extensive character details throughout the property including decorative ceilings, cornices, panelled doors with period furniture, stone mullion windows and a beautiful stone Inglenook fireplace to the dining room.

The accompanying photographs and floor plan give only a flavour of what Scale House has to offer and an internal inspection of this stunning period home is strongly recommended to appreciate the scale and character that this individual property provides.

### SITUATION

Scale House stands in a slightly elevated position just some two miles or so to the north of the market town of Skipton, thus combining a beautiful rural location with good accessibility to East Lancashire, North and West Yorkshire business districts. From Skipton there are frequent rail services throughout the day into the local cities of Leeds and Bradford; Leeds Bradford International Airport is only some 22 miles distant and the M65 motorway can be joined at Colne - 14 miles.

Regularly titled 'Capital of the Dales', Skipton is a thriving traditional market town with a partly cobbled centre and broad provision of high street and more specialist local stores. Skipton has a highly regarded schooling system and is also home to a good choice of sports clubs and other amenities. There are a number of private schools within comfortable daily travelling distance.

### HISTORY

Scale House is reputed to date from around 1580 and has passed through a relatively limited number of owners until acquired by the present vendors in the early years of the millennium. One of their most notable predecessors was a Captain Blake who is thought to have acquired the property in 1860 - it was Captain Blake who added the three Italianate towers and substantial East Wing - now the separately owned Blake House. More recently the Standeven family, who acquired the estate in 1903, added the classical portico in 1910. Parts of the Scale Estate were sold off in 2001 triggering the conversion of some of the former outbuildings, but there is no question at all that Scale House remains the primary property - with the advantage of outstanding views over the generous and mature grounds.

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## Contact Details

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