



Tipperthwaite Lodge

Giggleswick, Settle

A characterful stone built family home with well-appointed accommodation in a stunning rural North Yorkshire setting

A beautifully presented detached property, converted from a handsome period stone barn in 2007 with stunning and far-reaching views over the surrounding rolling North Yorkshire countryside. The property features impressive stone elevations outside, while inside the accommodation is light, airy and flexible, with neutral, understated décor and splendid fittings throughout.



4 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



PRIVATE SECURE PARKING



LARGE PLOT



FREEHOLD



RURAL/VILLAGE



**2,404 SQ FT
(223 SQ M)**



**OFFERS OVER
£850,000**

The property

Tipperthwaite Lodge is an impressive country house offering a total of 2,404 sq. ft of attractive, spacious accommodation arranged over two floors. The interiors feature an elegant and neutral palette with a subtle contemporary styling that is blended seamlessly with several original character features.

The ground floor accommodation has underfloor heating that continues throughout with beautiful limestone tiling. The main reception room is the fabulous sitting room with stone fireplace fitted with a logburner and a triple aspect, including full-height windows and French doors that open to the front garden. The sitting room adjoins the kitchen in a semi open-plan layout, with the kitchen featuring bespoke Shaker-style oak units to base and wall level with complementary granite worksurfaces, a butler sink and integrated appliances, including an oven, fridge, freezer, dishwasher, a hob and an extractor hood.

Also on the ground floor there is a generous formal dining room of similar proportions to the sitting room, with an impressive, exposed stone wall, stone lintels and an plenty of space for a family table and chairs. The dining room leads to the family room with its full-height window overlooking the garden and taking in the bucolic rural landscape views, and further onto the study provides further useful space in which to work or relax and entertain. Completing the ground floor is a useful utility room for additional storage and appliances.

Upstairs there are four well-presented double bedrooms, all of which have clean, simple décor and styling. These include the principal bedroom with its en suite shower room. The first floor also has a family bathroom with a bathtub and a separate shower enclosure with a rainfall shower head.



Outside

The house is situated on a peaceful lane surrounded by rolling fields, with views extending towards the Yorkshire Dales to the north. The driveway leads from the road to a five-bar wooden gate, which opens onto a spacious parking area at the rear of the property, providing parking for several vehicles. Beyond the parking area, the fully south facing manicured garden with large circular lawn is perfect for garden entertainment and extends around 150ft, welcoming plenty of sunlight throughout the day. It includes a large, open area of lawn, dotted with trees and bordered by established hedgerows and stone walls.

At the front of the house there is a patio area for al fresco dining with outside electrics in the alcove, perfect for a large "hot-tub" feature. There is an area of lawn with attractive borders of hedgerows and established shrubs. Storage is provided in the detached outbuilding on the rear courtyard.

Location

The property is set in a stunning rural position, surrounded by stunning rolling countryside on the edge of the Forest of Bowland and the Yorkshire Dales National Park and within easy reach of the town of Settle. The property is surrounded by beautiful rolling hills and is nearby to the famous three peaks, the magnificent Malham Cove and Catrigger Force waterfall, with the landscape providing breathtaking walks and cycling routes.

Nearby Settle provides a selection of everyday amenities, including local shops and cafés, as well as primary and secondary schooling. There is a fantastic local pub that serves excellent food and local beers, just less than a mile away by Giggleswick train station. The independent Giggleswick School, rated 'Excellent' by ISI in 2023, is also within easy reach. A little further south, Skipton offers a choice of shops, large supermarkets and leisure facilities.

The A59 at Skipton provides access towards the A1(M) and the historic town of Harrogate. There is a station at Settle providing services to Leeds, where connections can be made to London King's Cross.



Distances

- Settle 2.7 miles
- Skipton 19 miles
- Ilkley 25 miles
- Lancaster 26 miles
- Leeds 44 miles

Key Locations

- Yorkshire Dales National Park
- Catrigger Force waterfall
- Malham Cove
- Skipton (market town)
- Yorkshire Three Peaks
- Leeds (university city)
- Lancaster (university city)

Nearby Schools

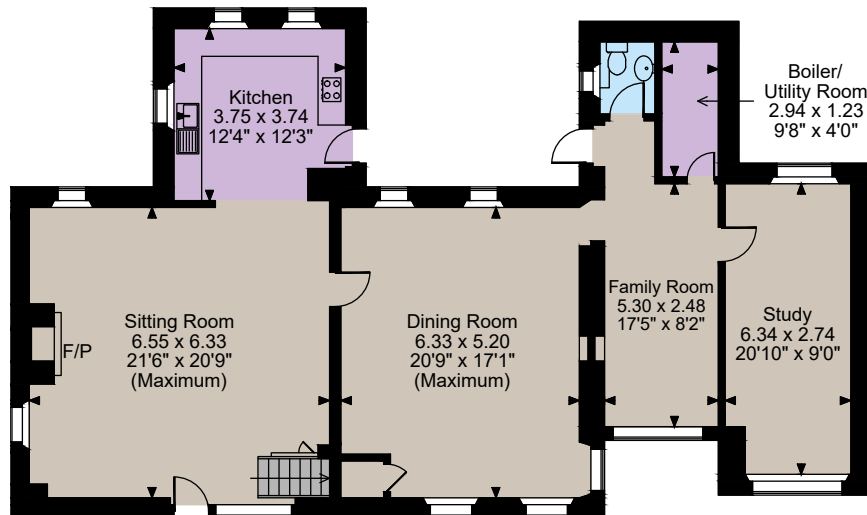
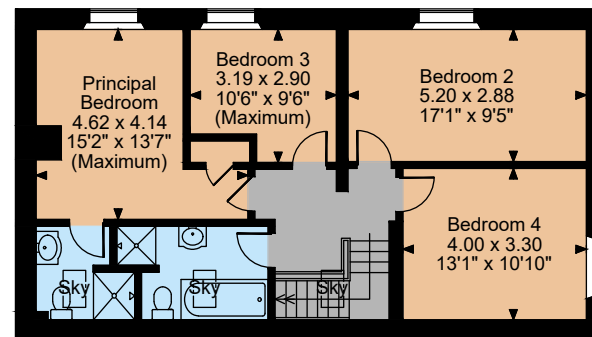
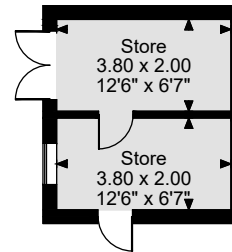
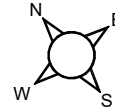
- Settle College
- Settle CofE Voluntary Controlled Primary School

- Giggleswick Primary School
- Giggleswick Private School
- Austwick CofE VA Primary School
- Long Preston Endowed VA Primary School
- Kirkby in Malhamdale United VA Primary School
- Hellifield Community Primary School
- Gargrave CofE Voluntary Controlled Primary School

Nearby Stations

- Giggleswick 0.8 miles (Lancaster to Leeds, connecting main West coast line to London)
- Settle 2.1 miles (Carlisle to Leeds line, connecting main East coast line to London)





Ground Floor

First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 2,234 sq ft (208 sq m)
Outbuilding internal area 170 sq ft (16 sq m)
Total internal area 2,404 sq ft (223 sq m)
For identification purposes only.

Directions

BD24 0DZ

what3words: ///superbly.riders.research

General

Local Authority: North Yorkshire County Council

Services: Mains electricity, private borehole water supply and sewage treatment plant which we believe to be compliant.

Sunken LPG gas tank (automated refill connection to supplier).

B4RN (Broadband for the rural North) super fast internet connection, with telephone line capability.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: D

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

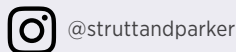
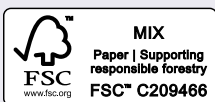
Harrogate

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