



Brentwood 40 Church Street, Giggleswick, BD24 0BE  
Offers In The Region Of £625,000

A beautifully restored, double-fronted Victorian home in the heart of Giggleswick, Brentwood blends elegant period features with stylish modern living. Light-filled open-plan spaces, including a stunning kitchen and orangery, four bedrooms, and versatile outbuildings make it ideal for family life and entertaining. Set within private gardens with ample parking, it enjoys a prime village location just a short walk from Settle's amenities.



## Property Description

Welcome to Brentwood, a superb double-fronted detached home dating from the late 1800s, set in the heart of the highly regarded Dales village of Giggleswick. Retaining a wealth of original period features, the property has been tastefully and sensitively modernised to blend historic character with modern convenience and generous open-plan living spaces.

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The ground floor centres around a welcoming entrance hall, with two spacious reception rooms to either side. To the rear, a striking shaker-style kitchen opens seamlessly into a stunning orangery, flooded with natural light from floor-to-ceiling glazing, roof lanterns and sliding patio doors, creating the social heart of the home. A home office, utility room and cloakroom complete the ground floor.

To the first floor, a landing with attractive plaster arches leads to four bedrooms. Three double rooms, one with en suite shower room and one large single with generous built in storage. There is also a well appointed family bathroom and a boarded loft providing excellent storage.

Externally, the property continues to impress. To the front is off-road parking for three to four vehicles and an enclosed patio garden with mature planting. To the rear lies a charming, private patio garden featuring Indian sandstone paving and raised beds, creating an ideal space for summer entertaining. Additionally, there are useful outbuildings with mezzanine storage, offering flexible potential.

A truly elegant and unique home in a delightful village location, within easy walking distance of Settle's shops, amenities and transport links.

## Property Information

Tenure: Freehold

Council Tax Band: D

EPC Rating: TBC

Services: All mains

Broadband: Available speeds up to 1800mbps

## Location

Giggleswick is a picturesque village with a welcoming community, a charming pub, and a nearby park with green spaces and a children's playground.

The village is home to Giggleswick Primary School and falls within the catchment area for Settle College, with the independent Giggleswick School also nearby. Residents can enjoy scenic walks, cycling, and landmarks such as Giggleswick Scar and St Alkelda's Church.

Travel is easy, with Giggleswick railway station providing links to Leeds, Lancaster, and Morecambe, while the A65 offers direct access to the M6 and surrounding towns. Just a mile from the market town of Settle, with its shops, cafes, and supermarkets, and around 15 miles from Skipton, Giggleswick is ideally placed for outdoor adventures in the Yorkshire Dales, including day trips to Malham Cove and the Three Peaks.

## Ground Floor

### Entrance Hall



Tiled flooring, radiator, understairs cupboard, staircase to first floor, timber and glazed door to front aspect .

### Sitting Room



Fitted carpet, radiator, wood burning stove with

slate hearth, arched alcoves, double glazed sash window to front aspect.

## Kitchen



Tiled flooring with underfloor heating, shaker style base and wall units in Dove Grey with complimentary worktops, breakfast bar, gas 5 ring hob with brushed stainless steel extractor hood, double oven, Miele washing machine, space for large fridge, 1.5 drainer sink with mixer tap.

## Dining Area



Tiled flooring with underfloor heating, space for pantry cupboard, fitted cupboard housing the gas combination boiler, 3 pane floor to ceiling double glazed window, two Velux roof windows, double glazed sliding patio doors to garden.

## Reception Room



Tiled flooring, built in cupboards and shelving, double glazed sash window to front aspect.

## Study



Slate flagged flooring, radiator, single glazed internal window to dining room.

## Utility



Tiled flooring, painted wall and base units, worktop, single drainer sink, toilet, plumbing for washing machine and tumble dryer, single glazed window with safety glass.

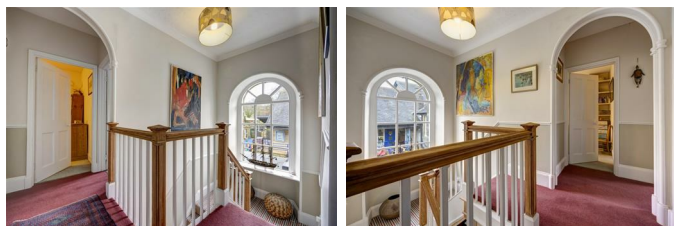


## First Floor

### Half Landing

Fitted carpet, arched timber and double glazed window.

### Landing



Fitted carpet, radiator, element period plaster archways with decorative moulded surrounds, access to all rooms, staircase to half landing.

### Bedroom One



Double bedroom with fitted carpet, radiator, fitted cupboards, double glazed sash window to front aspect.

### Bedroom Two



Double bedroom with fitted carpet, radiator, ensuite shower room, double glazed sash window.

## Ensuite Shower Room

Wood effect tiled flooring, wash basin, toilet, shower cubicle, extractor fan.

### Bedroom Three



Fitted carpet, radiator, fitted shelves, loft access via drop down ladder, double glazed sash window.

### Loft

Fully boarded, electric and light, fully insulated, drop down ladder.

### Bedroom Four



Fitted carpet, radiator, fitted wardrobes housing hot water cylinder, double glazed sash window.

### Bathroom



Wood effect tiled flooring, heated towel rail, wash basin, toilet, bath with shower over, double glazed sash window.

## External

### Front

Stone wall enclosed patio garden with path to front door, mature planting.

### Rear



South facing sun trap, enclosed Indian sandstone flagged patio with gated access to side.

### Store

Concrete floor, light & power, mezzanine storage, new door.

### Parking

Private off-road parking for three to four cars.

### Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

### OFFER PROCEDURE

Fisher Hopper, as agents in the sale of the property, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

At the point an offer is accepted, a non refundable onboarding fee of £25.00 (inc. VAT) per person will be payable.

This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

You can pay this fee securely online at:  
<https://shorturl.at/zAqJj>

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Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

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Lakes Mortgages of £250.00 + VAT for all successful introductions.

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### FLOOR PLANS

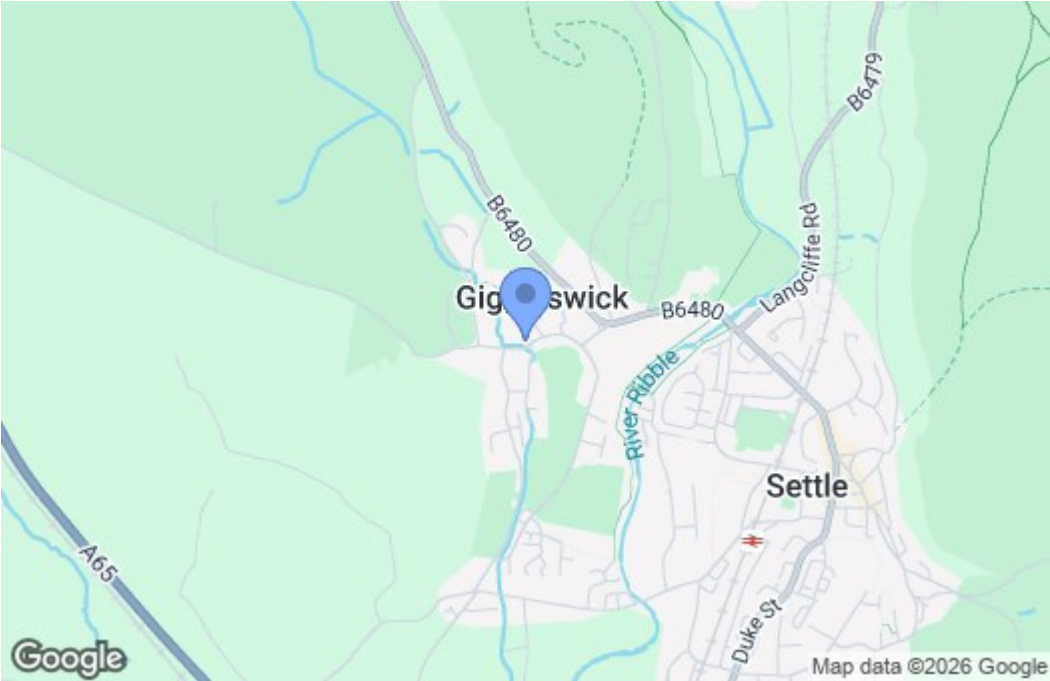
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.



Floor Plan



Area Map



Energy Efficiency Graph

