



## **The Shaws Selside, BD24 0HZ Offers In The Region Of £650,000**

Discover The Shaws, a picturesque Grade II listed, five-bedroom farmhouse nestled in the tranquil village of Selside, within the stunning Yorkshire Dales National Park. Dating back to the 17th century with later additions in the 18th and 19th centuries, and benefiting from approximately 1.84 acres of wild meadowland, this distinguished home offers a seamless blend of historical charm and modern comfort.

## Property Description



Welcome to The Shaws - A Timeless Gem in the Heart of the Yorkshire Dales offered with no onward chain.

Nestled in the serene village of Selside, within the breathtaking Yorkshire Dales National Park, The Shaws offers an unparalleled living experience with stunning views of Pen-y-Ghent, one of the renowned Yorkshire Three Peaks. This detached Grade II listed property, dating back to the 17th century, exudes historical charm while boasting modern comforts.

The Shaws is a testament to timeless architecture, featuring squared limestone rubble and millstone grit dressings, with a stone slate roof that encapsulates its rich history. The iconic central entrance, adorned with an Ionic porch dated 1738, welcomes you into a world where the past seamlessly blends with the present. The property retains many of its original features, including mullion windows with diamond pane glazing and an impressive dog-leg staircase with turned balusters and a moulded handrail.

Spanning approximately 270 sq m, The Shaws provides ample space for both relaxation and entertainment. The property includes two spacious front reception rooms, one of which serves as a ground-floor bedroom complete with a shower room and sauna. The large kitchen diner combines modern convenience with traditional charm, featuring a contemporary kitchen and a cast-iron cooking range fireplace. Additional interior highlights include a utility and pantry, a dining room with a vaulted ceiling, with

access to the front garden and access to the garage.

The Shaws is set on a picturesque plot with an enclosed front garden filled with mature plants and wildflowers. The rear of the property features a gravelled drive, a raised lawn area, and two stone-built stores. A large vegetable garden and a gate leading to approximately 1.84 acres of quality meadowland provide ample space for outdoor activities and gardening enthusiasts.

Located amidst the Yorkshire Three Peaks, The Shaws offers a rural setting with easy access to nearby market towns such as Hawes and Settle, as well as charming villages like Horton in Ribblesdale and Ingleton. The Settle to Carlisle railway line passes close to the property, offering the enchanting sight of steam trains.

The property is ideally situated near major attractions, including the Three Peaks, Ingleton Caves, and the scenic waterfall walk. Renowned public schools, Giggleswick and Sedbergh, are also within reach, making The Shaws an attractive option for families.

Experience the perfect blend of history, luxury, and natural beauty at The Shaws. This exceptional property is more than a home; it's a lifestyle.

### Property Information

Freehold

Grade II Listed

Council Tax Band: F

EPC Rating: Exempt

Drainage: Private drainage, shared by 4 properties, costs split 4 ways.

Services: Private spring water, Oil central heating, oil tank located in field.

Broadband with extensive WI-FI covering the property internally & externally

### Open Entrance Porch

Slate floor, slate shelves, door to entrance hall.

## Entrance Hall



Black and red tiled floor in diamond alternating pattern, exposed beams.

## Sitting Room 16'6" x 11'11" (5.03 x 3.64m)



Slate floor, radiator, recessed Georgian cupboard, exposed beams, open fire with cast iron grate and stone surround, mullion windows with diamond pane glazing, with shutters, secondary glazing and window seat.

## Reception / Bedroom Six 16'6" x 12'0" (5.03m x 3.66m)

Currently used as a ground floor bedroom with varnished floorboards, radiator, exposed beams, decorative cast iron tiled fireplace, mullion windows with diamond pane glazing, with shutters, secondary glazing and window seat, single glazed window with secondary glazing.

## Ensuite Shower Room & Sauna 5'2" x 8'6" (1.60m x 2.60m)

Tiled floor, toilet, wash basin, walk in shower, double glazed timber framed window with textured glass. Sauna room.

## Inner Hall

Providing access to pantry, utility room, entrance hall and staircase to first floor with black and red tiled floor in diamond alternating pattern, radiator, dog leg staircase, double glazed timber framed window.

## Kitchen 16'6" x 11'8" (5.05m x 3.57m)



Tiled floor, Light grey Shaker style wall and base units with complementary worktops and tiled splashback with integrated single oven, hob, fridge, cast iron range fireplace, radiator, exposed beams, mullion windows with diamond pane glazing.

## Dining Room 9'11" x 10'8" (3.04m x 3.27m)



Slate floor, exposed stone feature wall, radiator, exposed beams, vaulted ceiling, two single glazed windows and double glazed window, door to front garden, access to garage.

## Utility Room 9'0" x 8'3" (2.75m x 2.52m)

Vinyl flooring, range of grey wall and base

units with wooden worktop, single drainer sink. plumbing for washing machine and dishwasher, double glazed timber framed window, door to rear porch.

#### **Pantry 9'0" x 8'2" (2.75m x 2.50m)**

Slate floor, slate shelves, double glazed timber framed window.

### **First Floor**

#### **Landing**



Fitted carpet, Shelves, Loft access, double glazed timber framed window off half landing, dog leg staircase to ground floor.

#### **Bedroom One 16'6" x 16'6" (5.03m x 5.03m)**



Varnished floorboards, two radiators, exposed beams, decorative cast iron painted fireplace, fitted wardrobes, mullion windows with diamond pane glazing, with shutters, secondary glazing.

#### **Bedroom Two 16'6" x 11'0" (5.03 x 3.36m)**



Stained floorboards, radiator, decorative cast iron painted fireplace, mullion windows with diamond pane glazing, with shutters, secondary glazing.

#### **Bedroom Three 13'3" x 12'0" (4.06m x 3.67m)**



Fitted carpet, radiator, mullion windows with diamond pane glazing with secondary glazing, single glazed window with secondary glazing.

#### **Bedroom Four 9'6" x 10'8" (2.91m x 3.27m)**

Varnished floorboards, radiator, exposed beams, double glazed timber framed window with views to meadowland.

## Office



Vinyl flooring, fitted desk and cupboards, two radiators, exposed beams, two double glazed timber framed window, with side window providing views over meadowland.

## Bedroom Five 5'11" x 12'0" (1.81m x 3.67m)



Fitted carpet, radiator, cupboard, single glazed window with secondary glazing.

## Bathroom 5'2" x 8'2" (1.58m x 2.50m)



Vinyl flooring, heated towel rail, bath with hand shower, wash basin, toilet, double glazed timber framed window with shutters.

## Shower Room

Tiled floor, radiator, airing cupboard, shower cubicle, double glazed timber framed window with opaque secondary glazing.

## Garage 29'1" x 10'8" (8.87m x 3.27m)

Flagged floor, up and over door, light and power, oil boiler.

## Enclosed Front Garden



Walled garden with gate and path to entrance porch, lawn, established plants including wild flowers, views to Pen-Y-Ghent.

## Parking

Ample gravelled parking to rear accessed via drive to side of property. Access to garage.

## Rear Garden



Walled garden with raised area of lawn accessed via stone steps, water feature, established plants.

## Stone Built Outbuildings

Two generous stone outbuildings, providing a dry store for wood, gardening tools etc

## Vegetable Garden



Substantial walled enclosed vegetable garden accessed via the rear garden, with timber and glazed greenhouse, established vegetable patches, four fruit bearing apple trees, gated access to meadowland.

## Wild Flower Meadow



Approximately 1.84 acres of adjoining established wild flower meadow, currently maintained by neighbouring farmer for free with crop taken.

### 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, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure.

### FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

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

### MARKET APPRAISALS

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now to let us get you moving.

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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

