



THE MANOR HOUSE
Kirkby Malham, Near Skipton

Carter Jonas

THE MANOR HOUSE, KIRKBY MALHAM, BD23 4BX

Skipton - 10 miles

Gargrave - 6 miles

Settle - 6 miles

Entrance hall · Cloakroom · Sitting room · Family room/ snug · Open plan kitchen and dining room · Utility room · Principal bedroom with an en suite shower room · Guest bedroom with an en suite shower room · Two further bedrooms · House bathroom · Gated entrance · Extensive parking on drive · Useful outbuilding and store · Lovely surrounding gardens · Beautiful countryside views

Kirkby Malham is a picturesque village situated in the Yorkshire Dales National Park. It is situated a short distance from Malham itself – a haven for walkers and other park visitors with its outstanding landscape features of The Cove and Gordale Scar. The market towns of Skipton and Settle and the village of Gargrave are all nearby and provide a good range of everyday facilities together with a variety of excellent schools for children of all ages, including Kirkby Malham primary school, Ermysted's Grammar School, Skipton Girls High School and Giggleswick school. There is a useful rail service from Gargrave to Skipton and Leeds as well as good road networks nearby which provide access to the West Yorkshire conurbation, East Lancashire and Manchester beyond.

The Manor House is a lovely stone built detached property, parts of which are believed to have origins dating as far back as the 17th Century and was owned a number of years ago by Bill Bryson, the best selling American author. It offers well planned family accommodation of considerable charm and character including an impressive inglenook fireplace in the dining room as well as original stone floors and exposed beams and roof trusses.

A SUPERB 4 BEDROOM DETACHED PERIOD PROPERTY PROVIDING WELL PROPORTIONED FAMILY ACCOMMODATION OF CHARM AND CHARACTER, ENJOYING SPECTACULAR VIEWS OVER BEAUTIFUL MALHAMDALE COUNTRYSIDE AND SITUATED IN THIS PICTURESQUE VILLAGE, WITHIN THE YORKSHIRE DALES NATIONAL PARK.



It occupies a slightly elevated south facing position, within pleasant landscaped gardens bordered by traditional dry stone walling and enjoys some superb open views over beautiful undulating countryside.

The accommodation is arranged over two floors and includes an entrance hall, cloakroom, open plan kitchen and dining room which works perfectly for everyday family living, utility room, sitting room and a family room/snug. On the first floor there is a principal bedroom which has an en suite shower room, guest bedroom with an en suite shower room, two further bedrooms and a house bathroom.

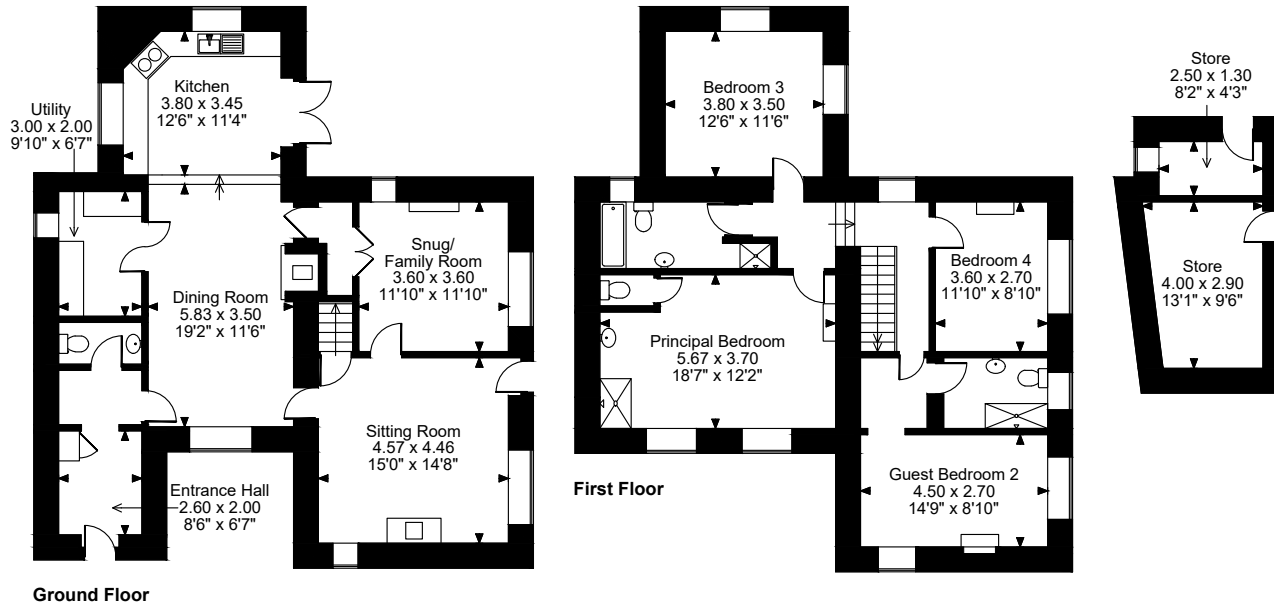
Outside, the property is approached via a gated entrance with ample parking in the front drive. There is also a useful

stone outbuilding/store. It is set in lovely surrounding landscaped gardens with sweeping lawned areas and well stocked borders. To the rear, there is a sun terrace which provides a lovely area for summer entertaining and from where superb views are enjoyed. The gardens are bordered by dry stone walls and adjoin open countryside.

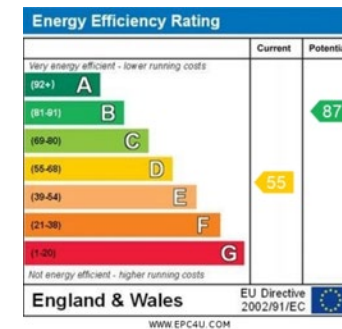
Directions - BD23 4BX: From Skipton proceed north on the A65 towards Gargrave and Settle. On approaching the centre of Gargrave village, turn right signposted Malham/Crassington. Continue on this road through Airton and into Kirkby Malham. Proceed through the village and round a 90 degree right hand bend. The Manor House is the last property on the right as you leave the village.



The Manor House, Kirkby Malham
Approximate Gross Internal Area
Main House = 1,930 sq ft / 179 sq m
Store = 153 sq ft / 14 sq m
Total = 2,083 sq ft / 193 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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