

High Hall

———— 1535 ————

Appletreewick, Skipton, North Yorkshire

DACRE, SON & HARTLEY
———— EST. 1820 ————

Patrick McCutcheon FNAEA



AN ENCHANTING & HISTORIC HOME

*“Nowhere in all the Dale, perhaps, will you understand so completely
as here at High Hall the meaning of England her strength.”*

The Striding Dales by Halliwell Sutcliffe

High Hall is an outstanding Grade II* period home, enjoying a beautiful setting in the heart of Wharfedale, providing characterful and well appointed family living of generous proportions.

Standing amidst delightful landscaped gardens with an extensive range of outbuildings and garaging. The whole extending to around 0.76 of an acre (0.39 Ha), with additional grazing land of 3.6 acres (1.45 Ha), available by separate negotiation.

GUIDE PRICE £1,995,000



ACCOMMODATION SUMMARY

The sale of High Hall offers a wonderful opportunity to acquire a stunning home in a beautiful and accessible area of Wharfedale, within the Yorkshire Dales National Park.

Ground Floor:- entrance porch; The Great Hall, a breathtaking room extending over two floors, with screens passage and minstrels gallery; Sitting Room, a delightful reception space; Dining Room with stunning stone fireplace incorporating a former salt cellar and bread oven; Breakfast Kitchen with a comprehensive range of eye level and base units by Smallbone, complemented by Miele and Sub Zero appliances; Cloakroom and side entrance Hall.

Basement:- Utility, Plant Room and Store.

First Floor:- Landing; Minstrels Gallery overlooking the Great Hall; Principal Bedroom Suite comprising a pair of double bedrooms (one of which could easily provide additional dressing space or a private study), Dressing Room and En-Suite Bathroom.

Second Floor:- The Earl of Craven's Withdrawing Room – a stunning reception room full of light and a wonderful sense of history. Three further Double Bedrooms – two En-Suite; House Bathroom.

Upper Floor:- Two Double Bedrooms – both En-Suite. Large Attic Store.

Outside. High Hall overlooks beautiful gardens, full of interest and colour and with sweeping lawns, a charming folly, carp pond, strategic planting and hedging. An impressive gateway opens on to the parking court with a double and single garage off, along with very useful stores. Immediately to the rear of the larger garage is a Gym / Studio.



GENERAL REMARKS

Steeped in history, High Hall stands in the heart of Appletreewick, itself an unspoilt and highly desirable community. The property has been in the same family ownership for the last twenty five years – a period when considerable sympathetic improvements have been made, successfully combining the demands of modern-day family life with the deep intrinsic character of this fine grade II * listed home.

Planned over four floors in all the property offers very practical living, with three well-proportioned reception rooms to the ground floor, complemented by a lovely breakfast kitchen fitted with comprehensive units by Smallbone, along with a four oven Aga and further appliances by Miele and Sub Zero.

The principal bedroom suite is to be found on the first floor and provides a pair of bedrooms as well as an ensuite bathroom and dressing room. The provision of the second bedroom within the suite offers scope to create additional dressing facilities or a more private study or office area. Also at this level is a charming minstrels' gallery which overlooks the splendid 'Great Hall' with its magnificent mullioned windows.

There are a further five double bedrooms, four of which are ensuite, across the third and fourth floors. The former is also the setting for a further reception room – The Earl of Craven's Withdrawing Room – a truly impressive reception/family space enjoying dual aspects across open countryside.

High Hall stands amidst mature gardens, landscaped to provide privacy and interest. Sweeping lawns contrast with mature hedging and trees, whilst pathways meander past a charming carp pond and folly. There are a couple of useful stores and a kitchen garden to the western gable.

The property is approached through a splendid gateway leading to a parking court, off which is a double garage and a small single with adjacent storage. A studio/playroom is positioned to the rear of the larger garage.











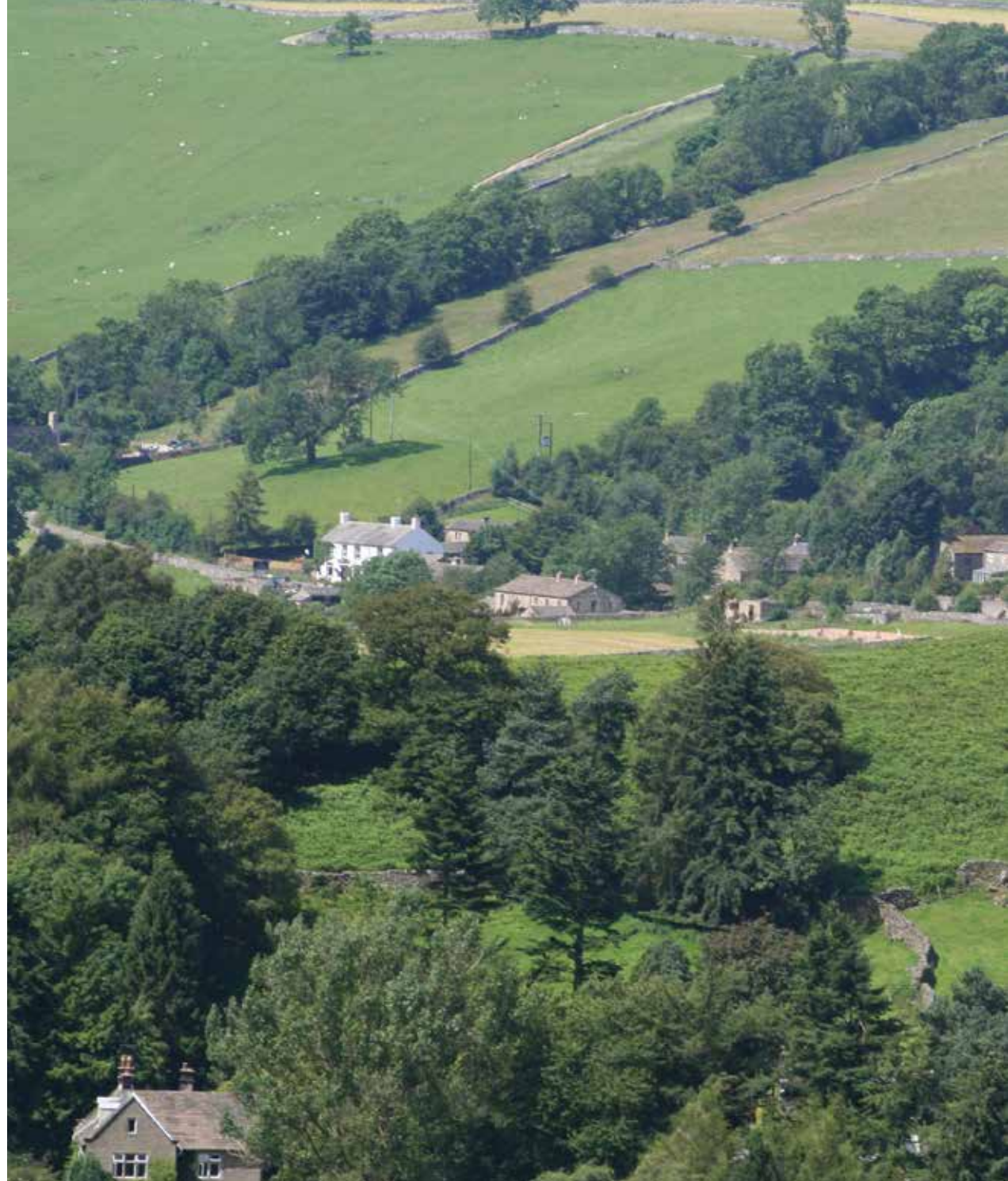


A HISTORIC HOME SET IN THE BEAUTIFUL YORKSHIRE DALES

HISTORICAL NOTE

Sir William Craven was born in the mid 16th C, reputedly in a small cottage opposite High Hall which subsequently became part of the village's St John the Baptist Church. His life lead him to London where he prospered as a business man, becoming Lord Mayor of The City in 1610. Over the years he bequeathed significant sums to numerous causes, primarily educational and ecclesiastical, throughout England.

William's son, also William, lived from 1608 to 1697 and led a colourful life, both at the Royal Court and in Europe. He supported The Royalist cause during the English civil war; lost much of his lands and wealth, only to receive significant reward following the restoration. The County of Craven in North Carolina is named after William, who secured the titles Baron Craven of Hamstead Marshall in 1627 and subsequently Earl of Craven in 1664.



SKIPTON 8 Miles | ILKLEY 11 Miles | HARROGATE 21 Miles



LOCATION

The village of Appletreewick is one of the 'jewels in the crown' of the Yorkshire Dales, the community occupying a beautiful and accessible location in the heart of unspoilt countryside, overlooking the upper reaches of Wharfedale. A collection of cottages, family homes and farmsteads, the village has a couple of popular pubs and forms an ideal base from which to enjoy rugged hill walking, road and mountain biking.

The adjacent village of Burnsall has additional amenities including a parish church, chapel and primary school – the latter Grade II listed, is in the original 1602 grammar school building, itself a legacy of William Craven of Appletreewick's High Hall

Nearby Grassington and its immediate neighbour Threshfield, form a thriving and picturesque community providing a surprisingly broad range of everyday amenities including local shops, pubs/restaurants, a medical centre and sports clubs. Appletreewick falls within the catchment areas of the highly regarded selective schools Ermysted's Grammar School and Skipton Girls High School, although a number of private schools are located within comfortable daily driving distance including Ashville in Harrogate, The Grammar School at Leeds and Giggleswick to the north west.

Skipton is around 8 miles to the south, with Ilkley 11 miles distant and Harrogate around 21 miles (approximately half an hour), to the east. Both local towns offer frequent rail services into the nearby cities of Leeds and Bradford, with regular onward daily connections from the former to London Kings Cross, with some trains from Leeds reaching the capital in around just two hours. Leeds Bradford International Airport is some 21 miles distant, whilst the M65 motorway leading into the East Lancashire conurbation can be joined at nearby Colne (20 miles).



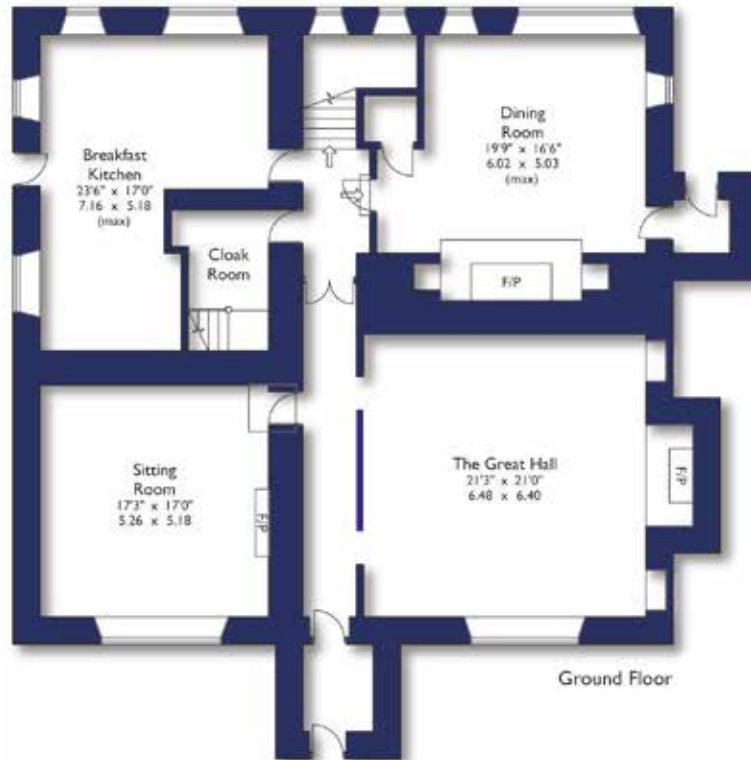


LOT 2

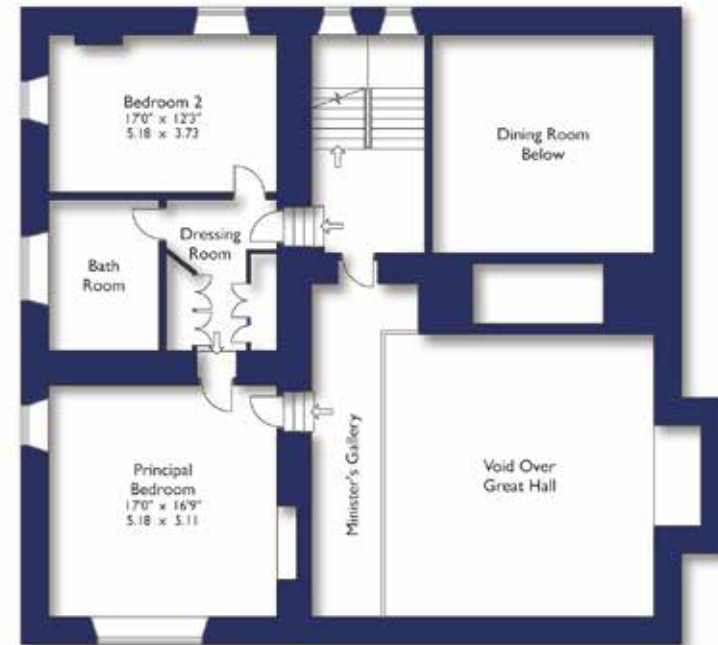




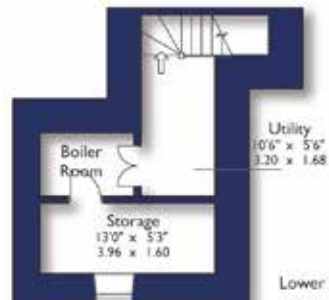
FLOORPLANS



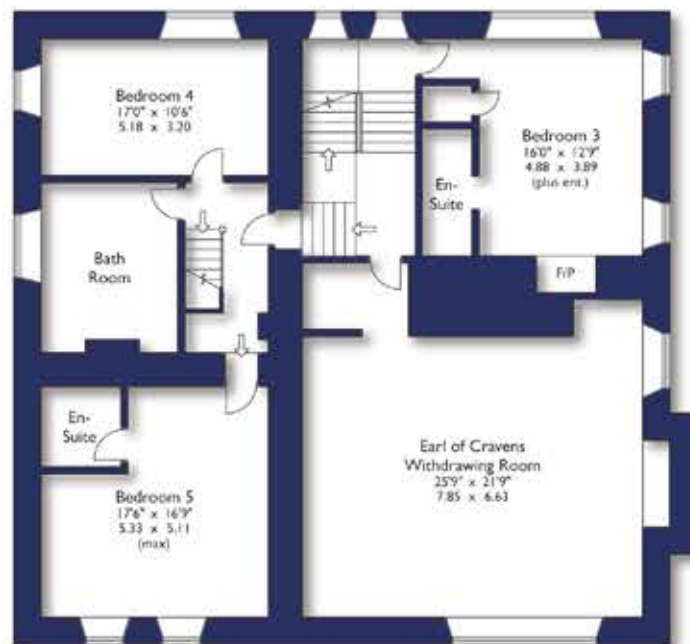
Ground Floor



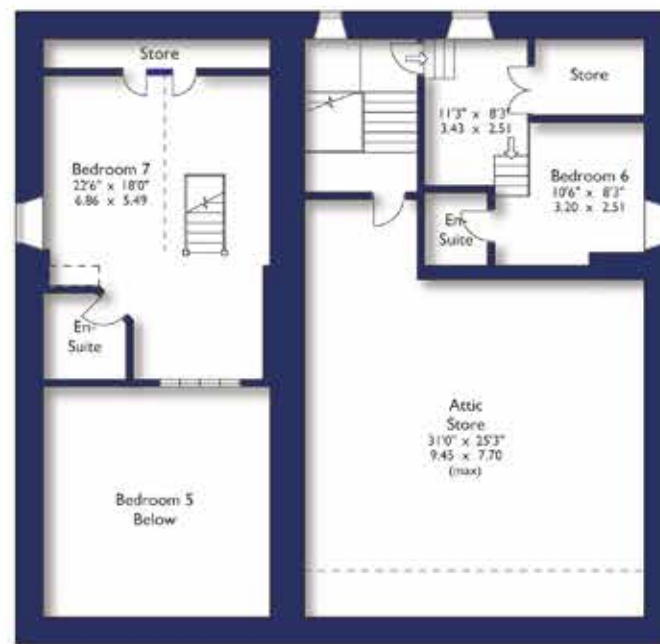
First Floor



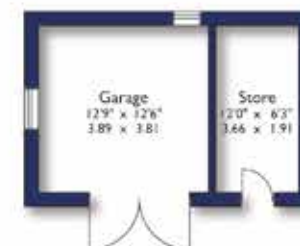
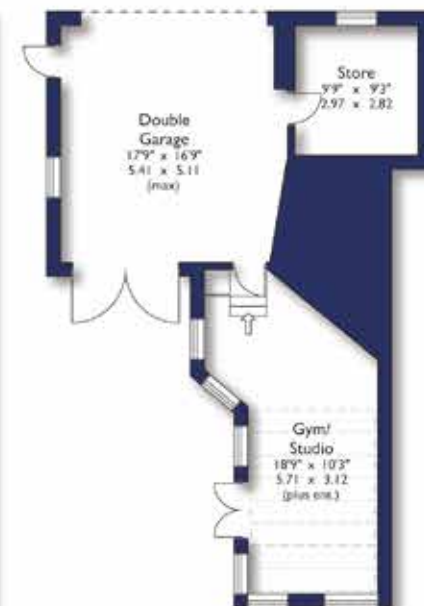
Lower Ground Floor



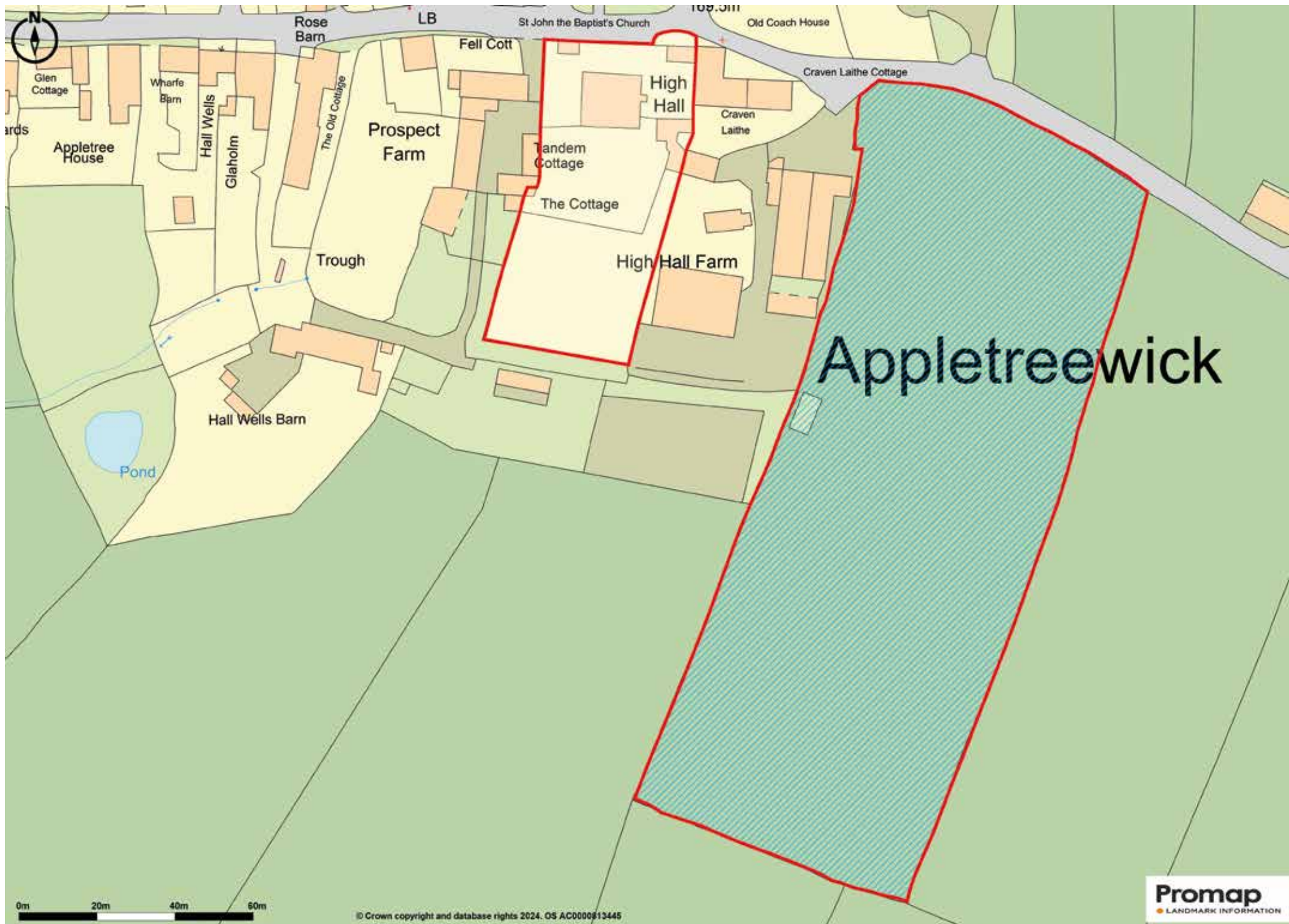
Second Floor



Third Floor



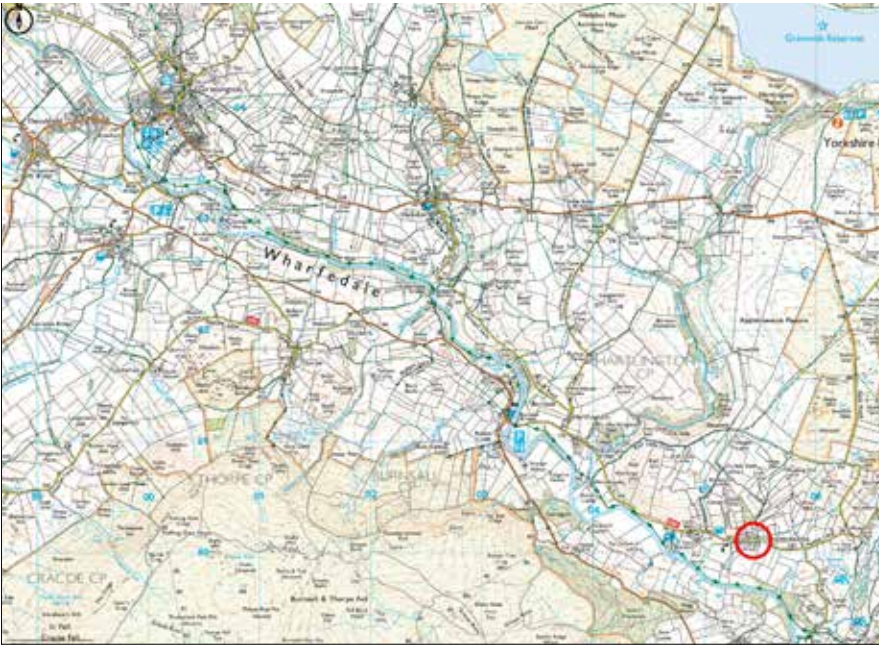
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DIRECTIONS

From the roundabout on the A59 at Bolton Abbey take the B6160 towards Burnsall and Grassington, passing the Devonshire Arms Hotel. After around 3.7 miles, turn right at Barden, following the road for C. 4 miles to a T junction. Turn left towards Appletreewick. High Hall will be clearly visible on entering the village to the left-hand side.



VIEWING

Please contact the sole agent's Ilkley Office on **01943 600655**. Alternatively, Patrick McCutcheon can be reached on **07801 522184** or by e-mail **pjm@dacres.co.uk**

LOCAL AUTHORITY & COUNCIL TAX BAND

High Hall is presently used to provide holiday accommodation and as such is subject to business rates. The current ratable value is £5800, and the multiplier (for 2023/24), 49.9 pence in the £. However the property benefits from small business rates relief for the full charge. When taxed under Council Tax rules the property was assessed to fall within band H. Interested parties should make their own enquiries with the Valuation Office Agency or Local Authority

TENURE

Both the principal lot and grazing land are freehold, held on separate titles.

SERVICES

Mains electricity, water and drainage are installed. Heating is from an oil-fired boiler.

Driveway parking and garaging.

INTERNET & MOBILE COVERAGE

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages.

FLOODING

Check for flooding in England - GOV.UK indicate the long term flood risks for this property are: -

Surface Water - Very low. Rivers & the Sea - Very low. Groundwater - Flooding from groundwater is unlikely in this area. Reservoirs - Flooding from reservoirs is unlikely in this area

AGENT'S NOTES

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements. Extensive information on all of our properties can be viewed online at www.dacres.co.uk

REFERRAL FEES

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use any alternative provider), Dacre, Son & Hartley reserves the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

