



TOP FARM, SELSIDE
£835,000





TOP FARM, SELSIDE, SETTLE, BD24 0HZ

Stunning 5 bedroomed, stone built detached & listed Dales longhouse, located in a superb, rural position. Offering characterful accommodation laid over two floors with attached barn.

Dating back to approximately 1660, the property offers a wealth of characterful features, including mullion windows, exposed beams, and flagged flooring.

Standing within well-tended mature gardens, with ample parking and outbuildings.

Situated within the popular 3 peaks area of the Yorkshire Dales National Park within dramatic accessible countryside and within easy access of the market town of Settle.

There are rail links to Leeds and Carlisle from Horton in Ribblesdale Station or Ribbleshead Station and schooling facilities in Settle, both state and private and primary education in Austwick and Ingleton.

Fantastic family home, offering approximately 3000sq of living accommodation, plus 1000ft of adjoining barn. Well maintained and presented, ready for immediate occupation.

Outstanding property, well worth of internal and external inspection, to fully appreciate the size, quality, features, and location.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Porch, Dining Hall, Lounge, Kitchen, Snug, Utility Room, Rear Office, Shower Room, Mezzanine, Bedroom.

First Floor

Landing, Master Bedroom, En Suite Bathroom, 3 further Bedrooms one with ensuite wet room, House Bathroom.

Outside

Driveway parking for several vehicles, lawned gardens, pasture, and woodland to the rear (approx. 2 acres), terraced area, outbuildings, and attached barn.

ACCOMMODATION:

GROUND FLOOR:

Entrance Porch:

6'5" x 5'1" (1.95 x 1.54)

Solid external entrance door and glazed inner door.

Dining Hall:

17'2" x 18'3" (5.23 x 5.56)

Large central room with glazed inner door, mullioned windows to the front, window seat, large inglenook fireplace housing wood burning fuel stove on plinth, flagged flooring, staircase to the first floor, 2 radiators, beamed ceilings, shelved recess, access to the lounge, snug, bedroom 5/office and kitchen.





Lounge:

15'2" x 17'8" (4.62 x 5.38)

Wood burning stove within feature fireplace, stone fire surround, flagged hearth, radiator, flagged flooring, window, beamed ceiling, recessed spotlights.



Kitchen:

17'7" x 13'1" (5.35 x 3.98)

Very large family kitchen with range of modern kitchen base units with complementary granite work surfaces, Belfast sink with mixer taps, dresser unit, shelved recess, built in appliances including electric oven, electric hob, and dishwasher. Green oil-fired AGA within recess with stone surround, mullioned windows to the front and rear, with wood lintels over and stone sides, recessed spotlights.



Snug:

11'7" x 16'4" (3.53 x 4.97)

Off the kitchen, doored second staircase to the first floor, mullioned window with shutters, radiator, built in cupboards, shelving under the staircase, recessed spotlights.





Utility Room:

5'0" x 16'0" (1.52 x 4.87)

Oil fired central heating boiler, solid rear external door, tiled flooring, plumbing for washing machine, mullioned window.



Rear Office:

8'8" x 15'0" (2.64 x 4.57)

Staircase to small mezzanine floor, built-in desk with drawers and cupboard, two mullioned windows, two radiators, open beamed ceiling, shower room off.



Mezzanine:

Currently used as children's play/reading area

Bedroom 5:

8'3" x 14'8" (2.51 x 4.47)

Two mullioned windows, radiator, sloping ceiling, exposed beams, wood floor.



FIRST FLOOR:

Landing:

6'2" x 18'5" (1.88 x 5.61)

plus 2'10" x 7'1" (0.86 x 2.15)

Galleried spacious landing off staircase 1, access to 3 bedrooms and house bathroom, built in pine cupboard, wood floor, radiator.

Master Bedroom:

18'1" x 15'0" (5.51 x 4.57)

Very large double bedroom, mullioned window with window seat, range of bespoke wardrobes and drawers, oak flooring, radiator, beamed ceiling, wall lights.





En Suite Bathroom:

5'1" x 10'7" (1.54 x 3.22)

3 piece white bathroom suite comprising P bath with shower over off the system, low flush WC, pedestal wash hand basin, complementary tiling, heated towel rail, recessed spotlights.



Bedroom 3: to the middle

11'7" x 18'5" (3.53 x 5.61)

Double bedroom, mullioned window with window seat, wood lintel and stone sides, radiator, built in wardrobe, beam, wood floor, recessed spotlights, loft access.



Bedroom 4:

10'5" x 13'2" (3.17 x 4.01)

Double bedroom with mullioned window with window seat, wood lintel and stone sides, radiator, built in wardrobe, wood floor, wall lights.



House Bathroom:

7'2" x 10'0" (2.18 x 3.04)

3-piece white bathroom suite comprising free-standing cast-iron roll top bath with claw feet, pedestal wash hand basin, WC, radiator, mullioned window, wood floor.





Bedroom 2:

11'7" x 16'5" (3.53 x 5.00)
plus 3'6" x 7'5" (1.06 x 2.26)

Off the second staircase, double bedroom, mullioned window and window seat, gable window, built in wardrobes, radiator, loft access, recessed spotlights.



En Suite Wet Room:

5'0" x 7'9" (1.52 x 2.36)

Shower enclosure with floor drain and drencher shower over, vanity wash hand basin, WC with hidden cistern, mullioned window, heated towel rail, recessed spotlights, tiled floor.



OUTSIDE:

Barn: Attached stone barn, approximately 1,000sq. with planning permission to extend the current living accommodation into part of the barn. Water treatment plant in self-contained closet



Workshop: Useful workshop area with power and light, side external door, and two windows.





Driveway with cobbles off the main road, with parking for several vehicles. Mature gardens within walled boundaries. Main lawn with mature trees and shrubs.

Rear: Terraced area with superb views, access to pasture, wooded area, small outbuildings.



Directions:

Leave Settle North on the B6479 towards Horton in Ribblesdale. Travel for 6 miles, reaching Selside. Top Farm is located through the hamlet to the right-hand side, a for sale board is erected.

Tenure:

Freehold with vacant possession on completion

Services:

Private water supply, septic tank, electric and oil-fired central heating.

Viewing:

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

Purchase Procedure:

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.





Marketing:

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.

N.B. No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

N.B. Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

Local Authority:

North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'B'



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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