



## MEARBECK HOUSE & ANNEXE

£523,500





# MEARBECK HOUSE & ANNEXE, LONG PRESTON, BD23 4QP

Spacious four bedroomed stone built period dales farmhouse with attached two bedroomed annexe located in a spectacular rural position within the Yorkshire Dales National Park.

Standing within stunning scenery with outstanding distant westerly views.

The farmhouse is in need of modernisation to bring it up to modern day standards but offers a great opportunity to create a fantastic family home.

The annexe is of modern day construction and offers spacious well planned accommodation for dependent relatives.

The farmhouse offers spacious accommodation comprising two reception rooms, kitchen, and pantry to the ground floor, lower ground floor cellar.

Landing four double sized bedrooms and house bathroom to the first floor. There is also a large attic space which could be converted subject to the necessary approvals.

The annexe offers ground floor, entrance hall, two bedrooms and a shower room, plus first floor spacious lounge, kitchen and additional shower room.

Level lawned gardens to the front, raised level rear garden, enclosed side garden adjacent to the annexe and ample parking.

Additional agricultural land maybe available by separate negotiation up to approximately 4 acres.

Fantastic property with huge potential in idyllic position.

Viewing is strongly recommended to fully appreciate the size, layout, condition and scope.

The annexe has double glazed windows and oil fired central heating.

## **MEARBECK HOUSE:**

### **ACCOMMODATION COMPRISES:**

#### **Lower Ground Floor:**

Cellar.

#### **Ground Floor**

Entrance Hall, Lounge, Dining Room, Kitchen, Pantry.

#### **First Floor**

Landing, 4 Bedrooms, Bathroom.

#### **Attic:**

Storage Space.

#### **Outside**

Forecourt Parking, Front Garden Area, Rear Garden.



## ACCOMMODATION:

### LOWER GROUND FLOOR:

8'11" x 6'10" (2.73 x 2.08)

Cellar.

### GROUND FLOOR:

#### Entrance Hall:

Central hallway with part glazed external entrance door, return staircase to the first floor, access to two reception rooms and kitchen, pantry and cellar, tiled flooring.

#### Reception Room 1: (Sitting Room)

15'5" x 14'6" (4.71 x 4.42)

With single glazed sash windows, with views, stone fireplace with open fire grate, encased beamed ceiling.

#### Reception Room 2: (Dining Room)

15'2" x 15'7" max (4.61 x 4.76)

With single glazed sash window with views, stone fireplace, built in cupboard.



#### Kitchen:

8'11" x 18'1" (2.72 x 5.52)

Range of aged kitchen base units with worksurfaces, stainless steel sink, electric cooker point, single glazed window, rear external entrance door, plumbing for washing machine.

#### Pantry:

7'5" x 7'3" (2.26 x 2.22)

Off the kitchen with single glazed window, and shelves.

## FIRST FLOOR:

#### Landing:

Spacious landing with access to four bedrooms and house bathroom, doored staircase up to the attic.

#### Bedroom 1:

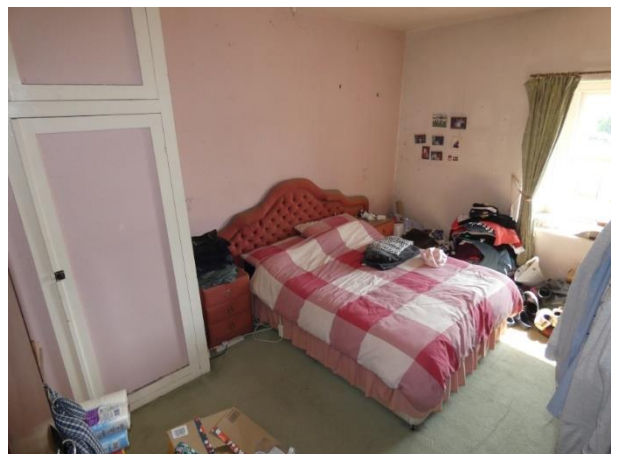
15'2" x 11'7" (4.63 x 3.54)

Large double bedroom with single glazed window with views, built in cupboard housing hot water cylinder.

#### Bedroom 2: middle

12'1" x 11'8" (3.68 x 3.56)

Double bedroom, single glazed window with views.





**Bedroom 3:**

12'3" x 12'6" (3.74 x 3.82)

Double bedroom with single glazed window and views

**Bedroom 4: rear.**

19,0" x 9'3" max (5.80 x 2.81)

**Bathroom:**

7'3" x 8'1" (2.22 x 2.47)

With 4-piece bathroom suite comprising bath, shower cubicle with electric shower, WC, wash hand basin.



**Attic:**

16'2" x 36'5" (4.92 x 11.09)

Useful storage could be converted subject to the necessary approvals.

**Energy rating and score**

This property's current energy rating is F. It has the potential to be C.

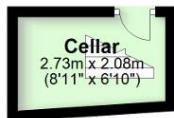
[See how to improve this property's energy efficiency.](#)

North Yorkshire Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
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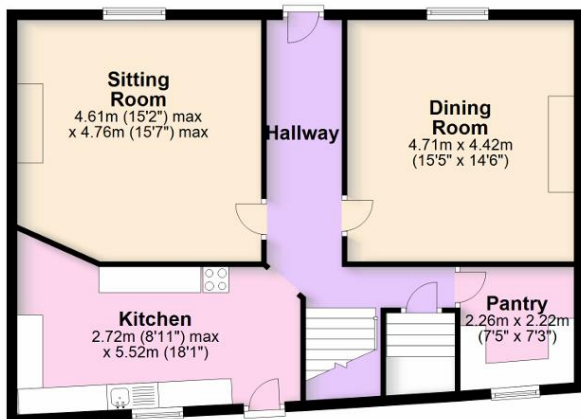
Council Tax Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		

Cellar  
Approx. 5.0 sq. metres (53.8 sq. feet)



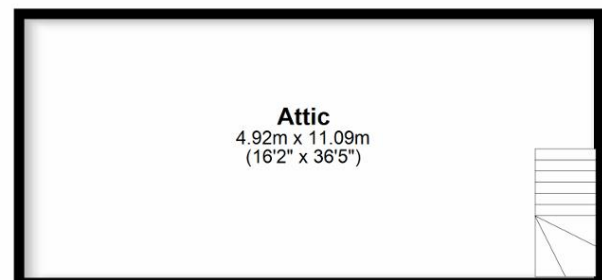
Ground Floor  
Approx. 80.4 sq. metres (865.0 sq. feet)



First Floor  
Approx. 82.6 sq. metres (889.1 sq. feet)



Attic  
Approx. 54.6 sq. metres (587.3 sq. feet)



The Floor Plan is for illustrative purposes only. While we do not doubt the floor plans accuracy we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. Plan produced using PlanUp.



## **ANNEXE:**

Stone built two bedroomed modern conversion property attached to the main house, with accommodation laid over two floors.

## **ACCOMMODATION COMPRISES:**

### **Ground Floor**

Entrance Hall, 2 Bedrooms, Shower Room.

### **First Floor**

Landing, Lounge, Kitchen, Shower Room.

## **GROUND FLOOR:**

### **Entrance Hall:**

With external entrance door, access to two bedrooms, and shower room, radiator.

### **Bedroom 1:**

10'11" x 14'8" (3.34 x 4.48) max

Double bedroom with double glazed window, built in wardrobe, and radiator.

### **Bedroom 2:**

7'10" x 10'6" (2.38 x 3.19)

With double glazed window, and radiator.

### **Shower Room**

8'5" x 5'1" (2.56 x 1.54)

With shower enclosure, WC, wash hand basin, single glazed window, and radiator.

## **FIRST FLOOR:**

### **Landing:**

Spacious landing with access to lounge, kitchen and shower room, double glazed window, radiator.

### **Lounge:**

11'9" x 17'1" (3.59 x 5.20)

Three double glazed windows with views, open ceiling with exposed truss, two radiators.



### **Kitchen:**

9'4" x 11'6" (2.84 x 3.50)

Range of modern kitchen base units with complementary worksurfaces, built in electric oven and hob, extraction hood, ceramic sink with mixer taps, beamed ceiling, radiator.

External entrance door with stone steps down to ground floor.



### Shower Room:

9'4" x 5'1" (2.84 x 1.55)

With shower enclosure, WC, wash hand basin, radiator.

Council Tax Band A

## Energy rating and score

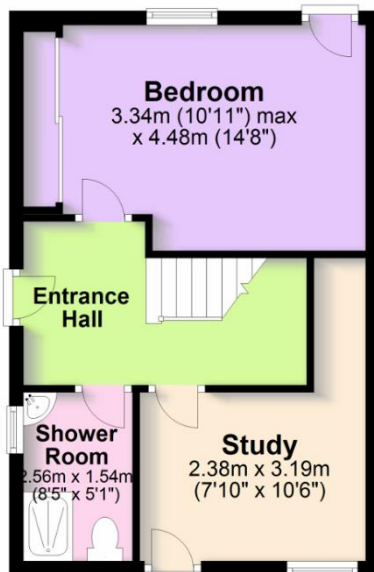
This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

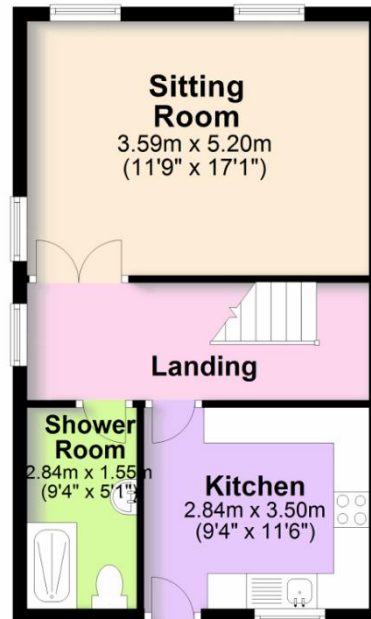
### Ground Floor

Approx. 37.0 sq. metres (398.2 sq. feet)



### First Floor

Approx. 42.3 sq. metres (455.1 sq. feet)



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Plan produced using PlanUp.



## OUTSIDE:

Forecourt parking to the side of the property for several vehicles, good sized garden area to the front with fenced boundary, rear gardens, enclosed side garden near to the annexe, oil boiler, oil tank, stone shed with double doors..



Annexe



View

### **NB:**

Up to 4 acres available by separate negotiation.

### **Directions:**

Leave Settle on the A65 towards Long Preston, and Mearbeck is located on the left hand side go past the main Mearbeck entrance on the left go around the corner and take the next left where the For Sale Board is erected go up the main track bear right towards Mearbeck House.

### **Tenure:**

Freehold with vacant possession on completion

### **Services:**

Mains Electric, Borehole water supply serving Mearbeck and neighbouring barn conversion with agricultural fields, and annexe. The annexe also has Oil Fired Central heating and hot water with a Combi Boiler, Septic Tank which serves Mearbeck and Annexe only.

### **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



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