



## ASHLEIGH, LONG PRESTON

£420,000







# ASHLEIGH, WEST END, LONG PRESTON, BD23 4QL

Substantial, 5-bedroom, stone built mid terrace family home, located in a superb, elevated position on the edge of Long Preston village. Having the benefit of outstanding, mesmerising distant views to the front across open countryside towards Pendle.

The property offers spacious, well maintained and presented accommodation laid over 4 floors with many interesting character features evident.

Accommodation comprising, ground floor entrance porch, wide hallway with feature pitch pine staircase, 2 large reception rooms with corniced ceilings, feature fireplaces, rear entrance hall.

Lower ground floor, outstanding kitchen with dual fuel stove.

First floor, 3 double bedrooms, bathroom, separate WC.

Second Floor, 2 further double bedrooms, eaves storage.

Outside, fore garden, vehicle access to parking space, enclosed rear paved garden, 2 small outbuildings.

Decorated and presented to a very high standard throughout with some single glazed windows, gas fired central heating from a new boiler.

Ready for immediate occupation.

Located just within The Yorkshire Dales National Park within the popular village of Long Preston which has local amenities including post office, railway station, primary school etc with a wider range of facilities close by in Settle or Skipton.

Well worthy of internal and external inspection to fully appreciate the size and quality and the retention of original features such as internal panelled doors, feature staircases and fireplaces, coving, cornicing and picture rails.

## ACCOMMODATION COMPRISES:

### Ground Floor

Entrance Porch, Entrance Hall, Living Room, Dining Room, Rear Hallway/Boot Room

### Lower Ground Floor

Kitchen, Pantry, Utility Room

### First Floor

Landing, Bathroom, Separate WC, 3 Bedrooms

### Second Floor

Landing, 2 Bedrooms, Eaves Storage

### Outside

Fore Garden, Rear Enclosed Garden, 2 Small Outbuildings



## ACCOMMODATION:

### GROUND FLOOR:

#### Entrance Porch:

2'9" x 6'2" (0.83 x 1.88)

Part glazed external entrance door, half glazed inner door with fan light over, single glazed windows.

#### Entrance Hall:

6'10" x 19'8" (2.08 x 5.99)

Superb wide hallway with feature pitched pine staircase to the first floor, access to living room, dining room and rear hallway, radiator, picture rail, corniced ceiling, ceiling rose, wood floor, dado, panelled doors.



#### Living Room, to the front:

15'6" x 18'8" (4.72 x 5.69)

Good sized square room, large secondary glazed bay window with outstanding distant views, open fire grate within feature slate fireplace, ornate slate surround, tiled inset, tiled hearth, radiator, picture rail, corniced ceiling, wood floor.



#### Dining Room, to the rear:

17'10" x 13'3" (5.43 x 4.03)

Large room with single glazed sash window, open fire grate within feature fireplace, ornate slate/cast iron fire surround, tiled inset, tiled hearth, ceiling rose, picture rail, corniced ceiling, radiator, wood floor, space for large table.







### **Rear Hallway/Boot Room:**

10'1" x 13'2" (3.07 x 4.01)

Half glazed rear external entrance door, single glazed window, radiator, staircase to the lower ground floor, wood and tiled flooring.



### **LOWER GROUND FLOOR:**

#### **Kitchen:**

15'8" x 18'6" (4.45 x 5.63) plus 7'1" X 3'10" (2.15 x 1.16)

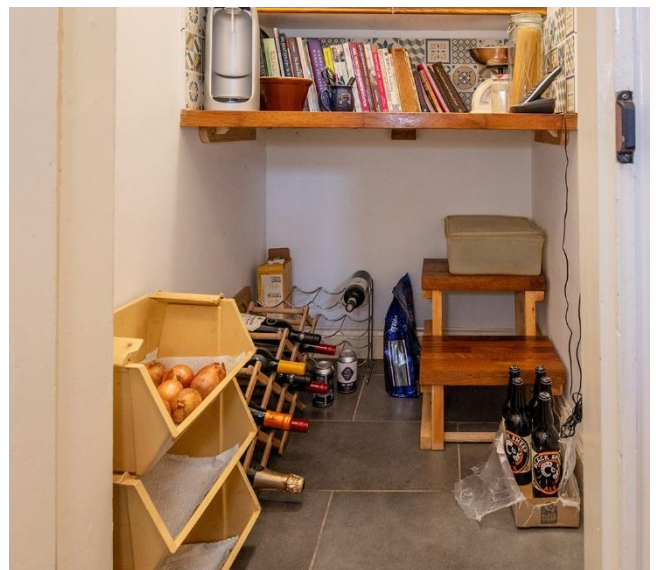
Large kitchen with range of kitchen base units with wood worksurfaces, electric range cooker, induction plate, high level windows, built in alcove cupboards with pine doors, sink with mixer taps, space for table, multi fuel stove within tiled recess.



#### **Pantry:**

3'3" x 4'2" (0.99 x 1.27)

Wall cupboard, shelves, tiled flooring.



#### **Utility Room:**

6'0" x 7'2" (1.82 x 2.18)

Newly installed gas fired central heating boiler, plumbing for washing machine, base unit with worksurface, tiled floor.



## FIRST FLOOR:

### Landing:

6'8" x 14'0" (2.03 x 4.26)

plus 3'4" x 15'9" (1.01 x 4.80)

Access to 3 double bedrooms, bathroom, separate WC, staircase to the second floor, radiator, shelved airing cupboard with factory insulated cylinder, pine internal doors.



### Bedroom 1, to the front:

12'10" x 15'4" (3.91 x 4.67)

Large double bedroom, double glazed window with superb views, radiator, feature fireplace with ornate surround, cast iron inset, picture rail, coved ceiling, pedestal wash hand basin, built in wardrobes.



### Bedroom 2, to the rear:

13'7" x 14'0" (4.14 x 4.26)

Large double bedroom, single glazed sash window, pedestal wash hand basin, radiator, coved ceiling, cast iron fireplace, wood floor.







### **Bedroom 3, to the front:**

9'5" x 12'0" (2.87 x 3.65) plus lobby  
Double bedroom, double glazed window with superb views, radiator, picture rail, coved ceiling.



### **Bathroom:**

5'5" x 7'0" (1.65 x 2.13)  
2-piece bathroom suite comprising cast iron bath with shower over off the system, pedestal wash hand basin, single glazed sash window, radiator.



### **Separate WC:**

3'0" x 6'9" (0.91 x 2.05)  
WC, single glazed sash window, wood panelling to dado.

## **SECOND FLOOR:**

### **Landing:**

3'1" x 6'8" (0.94 x 2.03)  
Access to 2 bedrooms and eaves storage, pine panelled internal doors.



### **Bedroom 4:**

15'7" x 11'0" (4.75 x 3.35)  
Double glazed window with views, Velux roof light, radiator, wood floor.







### Bedroom 5:

9'10" max x 19'3" max (2.99 x 6.02)  
Double glazed window with views, radiator,  
Velux roof light, wood floor.



### Eaves Storage:

22'10" x 5'0" (to purlins) (6.96 x 1.52)

Useful area which could be made into a shower room (subject to approvals), Velux roof light, water tank.

### OUTSIDE:

Shared drive off the A65, parking for one, plus visitor.

Fore garden with path, shrubs, rockeries etc.

Enclosed rear paved garden with seating areas, 2 small outbuildings, and parking on a shared parking court.



### Tenure:

Freehold with vacant possession on completion

### Services:

All Mains services are connected to the property.

### Directions:

Enter Long Preston Village from Settle on the A65, on entering the village, West End is the first row of properties located on the left hand side. A for sale board is erected. The property is accessed from a private track not the left after the properties.



### Age:

1900s



### 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:

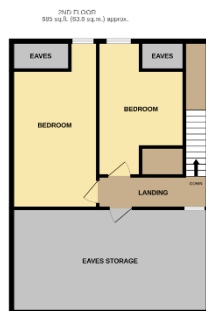
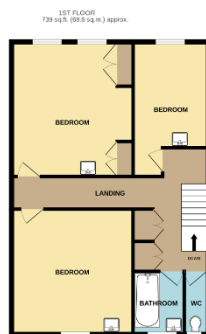
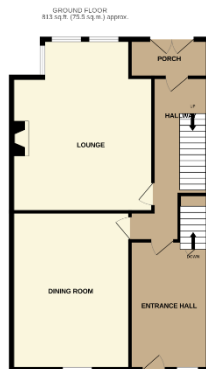
North Yorkshire Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ

Council Tax Band 'D'

Ash Leigh West End Long Preston SKIPTON BD23 4QL	Energy rating <b>D</b>
Valid until 2 February 2035	Certificate number 7494-3046-4209-3885-3204

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		77 C
55-68	<b>D</b>	64 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		





TOTAL FLOOR AREA : 2613 sq.ft. (242.7 sq.m.) approx.  
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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