



## BLACK LEACH FARM, RATHMELL

£795,000







# BLACK LEACH FARM, RATHMELL, SETTLE, BD24 0JX

Charming 4 bedroom stone built Dales farmhouse with contemporary barn conversion.

A fantastic opportunity to acquire this immaculately presented and well decorated farmhouse.

Set in an idyllic rural location with outstanding views across rolling countryside, this lifestyle property offers an extensive, well-planned layout making it an ideal family home with multi generational potential.

The property has extensive mature gardens, a large, detached workshop and a detached garage along with adjoining agricultural land extending to approximately 3.5 acres, ideal for equestrian interests or hobby farming.

Situated just 3 miles from the market town of Settle, this real gem is not to be missed.

## ACCOMMODATION COMPRISES:

### Ground Floor

Kitchen, Lounge, Sitting Room, Boot Room, Utility/Shower Room, Bedroom 4, Barn Conversion, Shippon Area/Studio/Workshop.

### First Floor

Landing, 3 Bedrooms, Office, House Bathroom

### Outside

Extensive Gardens, Detached Garage, Detached Agricultural Building, Vegetable Gardens, Greenhouse, 3 ½ Acres of Agricultural Land.

## ACCOMMODATION:

### GROUND FLOOR:

#### Kitchen:

13'0" x 17'0" (3.96 x 5.18)

Central to the house layout, square room, part glazed external entrance door, single glazed mullioned window, range of kitchen base units with complementary marble worksurfaces, Belfast sink with mixer taps, electric range cooker in recess, flagged flooring with under floor heating, beamed ceiling.





### **Boot Room:**

10'6" x 11'4" (3.20 x 3.45)

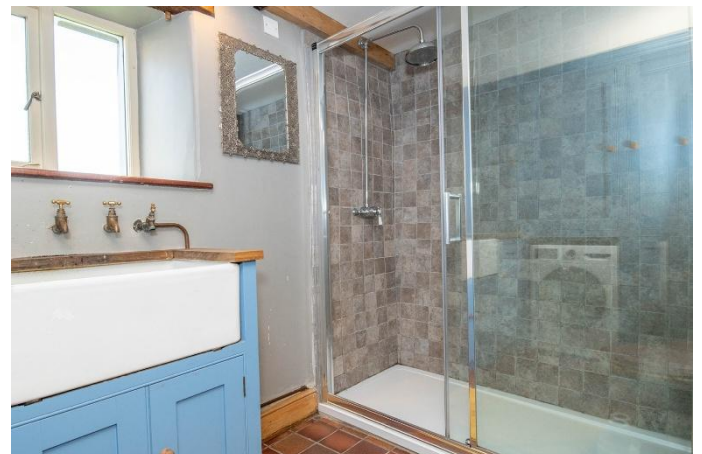
Glazed door, tiled floor with under floor heating, boot cupboards, hooks.



### **Utility Room/Shower Room:**

6'4" x 8'6" (1.93 x 2.59) to face of cupboards

Shower enclosure with drencher shower over, WC, quarry tiled floor, Belfast sink, double glazed window, plumbing for washing machine, range of cupboards.







#### Bedroom 4:

12'3" x 17'10" (3.73 x 5.43)

Double ground floor bedroom, wood flooring with under floor heating, beamed ceiling, 2 double glazed windows with wood cills, cupboard, shelved cupboard.



#### Lounge:

16'8" x 17'1" (5.08 x 5.20)

Good sized room, doored staircase to the first floor, red multifuel stove with stone fire surround and flagged hearth, flagged floor with under floor heating, 2 double glazed windows.







### **Sitting Room:**

28'4" x 15'8" (8.63 x 4.77) plus 8'8" x 4'0" (2.64 x 1.21)

Large open plan room, double height, open ceiling, exposed roof timbers, loft area with staircase, 2 Velux roof lights, 2 large double glazed screen windows, one to the front and one to the rear with superb views, flagged flooring with under floor heating, wood burning stove, staircase to balcony, under stairs store cupboard, bar area with original stalls, access to shippon/studio workshop and pantry.



### **Balcony Level:**

20'0" x 8'0" (6.09 x 2.43)

Glazed balustrade.







### **Shippon Area/Studio/Workshop:**

13'1" x 21'10" (3.98 x 6.65)

Lean to with half glazed rear door, currently used as a pottery studio, boiler, 2 double glazed gable window, 2 Velux roof lights.



### **FIRST FLOOR:**

#### **Landing:**

6'4" x 17'0" (1.93 x 5.18)

plus 10'9" x 6'9" (3.27 x 2.05)

Access to 3 double bedrooms and house bathroom, 2 double glazed windows, boarded flooring, electric panel heater, boarded internal doors.



#### **Bedroom 1:**

12'4" x 17'7" (3.75 x 5.35)

Large double bedroom, open ceiling, exposed purlins, 3 double glazed windows, one with window seat, external door to the gable and stone steps, electric panel heater, storage heater.







### Bedroom 2:

10'2" x 17'3" (3.09 x 5.25)

Double bedroom, 2 single glazed windows.



### Office:

7'0" x 10'5" (2.13 x 3.17) to face of wardrobes

Double glazed window, cylinder cupboard/storage, panel heater.



### Bedroom 3:

10'2" x 10'5" (3.09 x 3.17) to face of wardrobes

Utilised as a dressing room, range of built in wardrobes, single glazed window.







### House Bathroom:

11'0" x 10'6" (3.53 x 3.20)

Very well appointed with 3-piece bathroom suite comprising free standing bath with side taps, pedestal wash hand basin, WC, double glazed window, heated towel rail/radiator, boarded flooring.



### OUTSIDE:

Mature extensive well tended gardens with gated access to driveway, cobbled parking/turning area for several vehicles, private sitting areas with barbeque, vegetable garden, orchard area, parking, garage, workshop, approximately 3.5 acres of agricultural land to the side and rear of the property with wooded area.







### **Garage/Workshop:**

20'3" x 26'0" (6.17 x 7.92)

Recently constructed workshop/garage with power, light and automatic roller shutter door.





**Garage:**

12'0" x 26'0" (3.65 x 7.92)

With double doors, power and light.

**Directions:**

Leave the Settle office to Rathmell, in Rathmell Village turn onto Hesley Lane at The Reading Room, go approximately half a mile past the Old School and turn right onto Mill Lane, proceed approximately 1 mile, turn left past Lower Sheep Wash Farm onto track, proceed up the track to Black Leach Farm.

**Tenure:**

Freehold with vacant possession on completion

**Services:**

Mains electric, private water supply, septic tank drainage.

**Age:**

Original house 17<sup>th</sup> century, barn conversion 2020.

**What3Words:**

jetliner.ruling.sand

**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 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

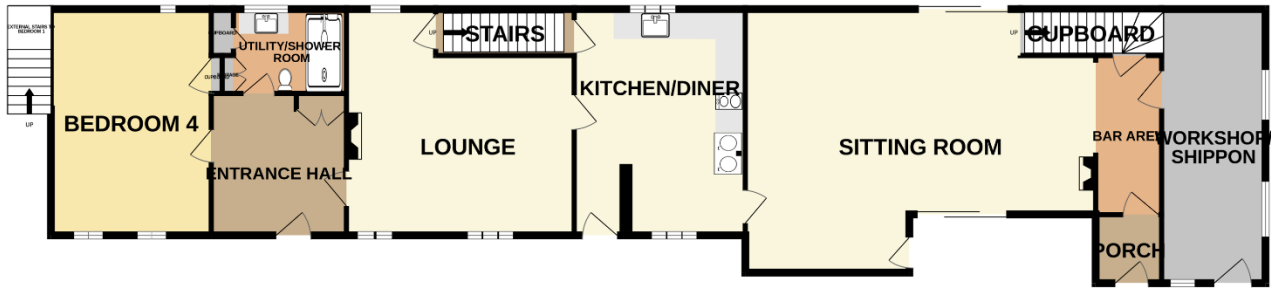
Council Tax Band 'E'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		





## 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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