



THE GATE & BARN, AUSTWICK

£495,000





THE GATE, AUSTWICK, LA2 8BN

Fantastic three-bedroom stone-built character cottage located in a superb and convenient position near to the centre of this popular Yorkshire Dales village.

The cottage offers spacious accommodation laid over two floors with many interesting features evident throughout.

Formerly two cottages made into one in the 1990s, with large farmhouse style living kitchen, through lounge, cloakroom and hallways to the ground floor, wide landing, three double bedrooms and generous shower room to the first floor.

Outside, spectacular private south facing mature walled garden with many interesting trees and shrubs.

Detached stone built barn/workshop and lean to with forecourt parking, ideal for garaging/hobbies or has development potential subject to the necessary approvals.

The property has many nooks and crannies, beams and boarded doors plus single glazed multi paned windows and oil fired central heating.

A real gem of a property in a very sought after location which needs to be viewed to be fully appreciated.

Austwick is an active village set amid stunning countryside with local amenities such as village store, public house, country hotel, village hall, church and playing field/sports club.

The popular market town of Settle is approximately 5 miles where a wider range of amenities are available.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Breakfast Kitchen, Rear Hallway, Rear Porch, Lounge, Cloakroom.

First Floor

Landing, 3 Bedrooms, Shower Room

Outside

Unrestricted Street Parking, Walled Rear Garden, Barn/Workshop.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

2'7" x 6'9" (0.78 x 2.05)

Part glazed external entrance door, understairs store cupboard, access to the breakfast kitchen.

Breakfast Kitchen:

18'8" x 13'8" (5.69 x 4.03)

Large through room with range of kitchen base units with complementary wood worksurfaces, wall units, stainless steel sink with mixer tap, cooker point, extractor, 2 radiators, tiled floor, beamed ceiling, multi paned single glazed windows, space for table.



Pantry:

3'7" x 5'6" (1.09 x 1.67)

Shelved pantry.

Rear Hallway:

8'0" x 5'0" (2.43 x 1.52)

Staircase to the first floor, multi pane single glazed window, tiled floor.



Rear Porch:

4'0" x 6'0" (1.21 x 1.82)

Solid external entrance door, 2 multi pane windows, glazed inner door (added 1990)

Lounge:

12'0" x 18'6" (3.65 x 5.63)

Good sized room, beamed ceiling, 2 multi pane single glazed windows, 2 radiators, multi fuel stove in feature fireplace with stone surround and raised hearth, wall lights.



Cloakroom:

5'1" x 4'9" (1.54 x 1.44)

Pedestal wash hand basin, WC, plumbing for washing machine, tiled walls to dado.



FIRST FLOOR:

Landing:

10'0" x 10'3" (3.04 x 3.12)

Spacious landing area with access to 3 bedrooms and shower room, single glazed multi pane window, radiator, wall lights, loft access, boarded internal doors.



Bedroom 1:

11'7" x 18'7" (3.53 x 5.66)

Large double bedroom, through room with 2 single glazed multi pane windows, 2 radiators, built in wardrobes.



Bedroom 2:

10'5" x 11'8" (3.17 x 3.55)

Double bedroom, multi pane single glazed window, radiator, built in wardrobe, cast iron fire in wood surround.





Bedroom 3:

8'8" x 10'2" (2.64 x 3.09)

Single glazed multi pane window, radiator.



Shower Room:

10'6" x 6'9" (3.20 x 2.05)

Large shower enclosure with shower off the system, WC, pedestal wash hand basin, cylinder cupboard housing factory insulated cylinder, heated towel rail, multi pane window.

OUTSIDE:

Unrestricted street parking to the front of the property, enclosed well maintained south facing private walled garden with wide range of mature shrubs and trees, cobbled/paved area, raised beds.



Detached Barn/Workshop:

24'7" x 18'4" (7.49 x 5.58)

Sliding door, power and light, sub floor.



Lean To:

13'3" x 12'9" (4.03 x 3.88)

Oil tank.

Directions:

Enter Austwick Village from the A65 at Cross Street, proceed to the centre of the village, bear right onto the main street, proceed past The Game Cock public house, Gate Cottage is located on the right hand side, a for sale board is erected.

Tenure:

Freehold with vacant possession on completion

**Services:**

Mains electric, drainage and water, oil fired central heating.

Age:

1800s

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:

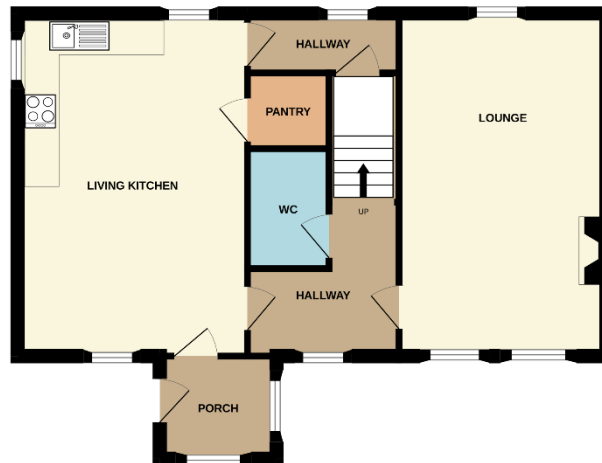
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'D'

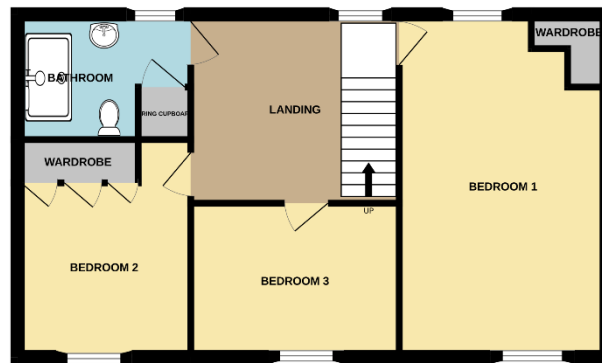
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



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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