



Fossings

Askrigg



NEIL J BLAND Ltd

RURAL PRACTICE CHARTERED SURVEYORS AND AGRICULTURAL VALUERS



BAGSHAWS EST 1871

Land • Property • Livestock

Fossings
Bowbridge
Askrigg
North Yorkshire
DL8 3DX



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This delightful converted Chapel is idyllically situated backing onto open farmland to the rear with picturesque waterfall and stunning views to the front across the dale to the rolling hills beyond

The deceptively spacious accommodation provides two good sized reception rooms and a breakfast kitchen on the ground floor with two shower rooms and three double bedrooms on the first floor which all enjoy the beautiful outlook. The accommodation has been adapted to include an accessible lift between floors, in addition to the staircase.

Outside is off-road parking to the front and enclosed garden to the rear. Adjoining the house to the side is a former garage/workshop/utility room with WC and mezzanine floor/home office space, providing enhancement potential, subject to necessary planning consent.

No upward Chain

Guide Price: £350,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Ground Floor

The main solid oak access door leads through to the spacious **Reception Hall** having oak floor and internal window through to the Sitting Room, access to **Cloakroom/WC** having low flush WC. Stairs rising from Hall to first floor level, understairs storage cupboard, internal access door to Sitting Room, Dining Room, Breakfast Kitchen.

The **Sitting Room** is delightfully appointed to enjoy the views across the dale to the front. The formal **Dining Room** is situated at the rear of the property and has been fitted with a disability lift to enable access directly into the rear Bedroom 3. There is an arch through to Breakfast Kitchen.

The **Breakfast Kitchen** has an extensive range of matching wall drawer and base units including large larder cupboard, ample worksurface. 'Everhot' cooker with dual hotplate, sink and drainer, integrated fridge/freezer, inset spot lights, internal window to the sitting room, double door providing access to rear patio, internal access to Former Garage/Workshop/Utility Room.

Former Garage/Workshop/Utility Having double glazed pedestrian access door set in front of the electric up and over garage door, a range of wall and base units with plumbing for a washing machine, appliance space, base mounted oil fired central heating boiler and solid wood home bar unit. Contained in this room is a WC with low flush WC. Door to the rear providing access to the rear garden. Steps up to a mezzanine level, providing office space or useful storage area.



First Floor Externally

The **Landing** is accessed via a dog leg staircase leading from the entrance hall, it provides internal access to all three double bedrooms, shower room and wet room.

Bedroom 1 and **Bedroom 2** are both front facing double bedrooms enjoying views across the dale to the rolling hills beyond. **Bedroom 3** is rear facing overlooking the garden with open farmland beyond and a view of the waterfall in the distance. This bedroom has been adapted with the installation of a disability lift electrically controlled and linking the Dining Room to Bedroom 3.

There is a **Shower Room** with shower cubicle, low flush WC and vanity wash hand basin. Adjacent to the shower room is a specially adapted **Wet Room**, fully tiled with walk-in shower, hand rails and low level wash hand basin; obscured window to rear.



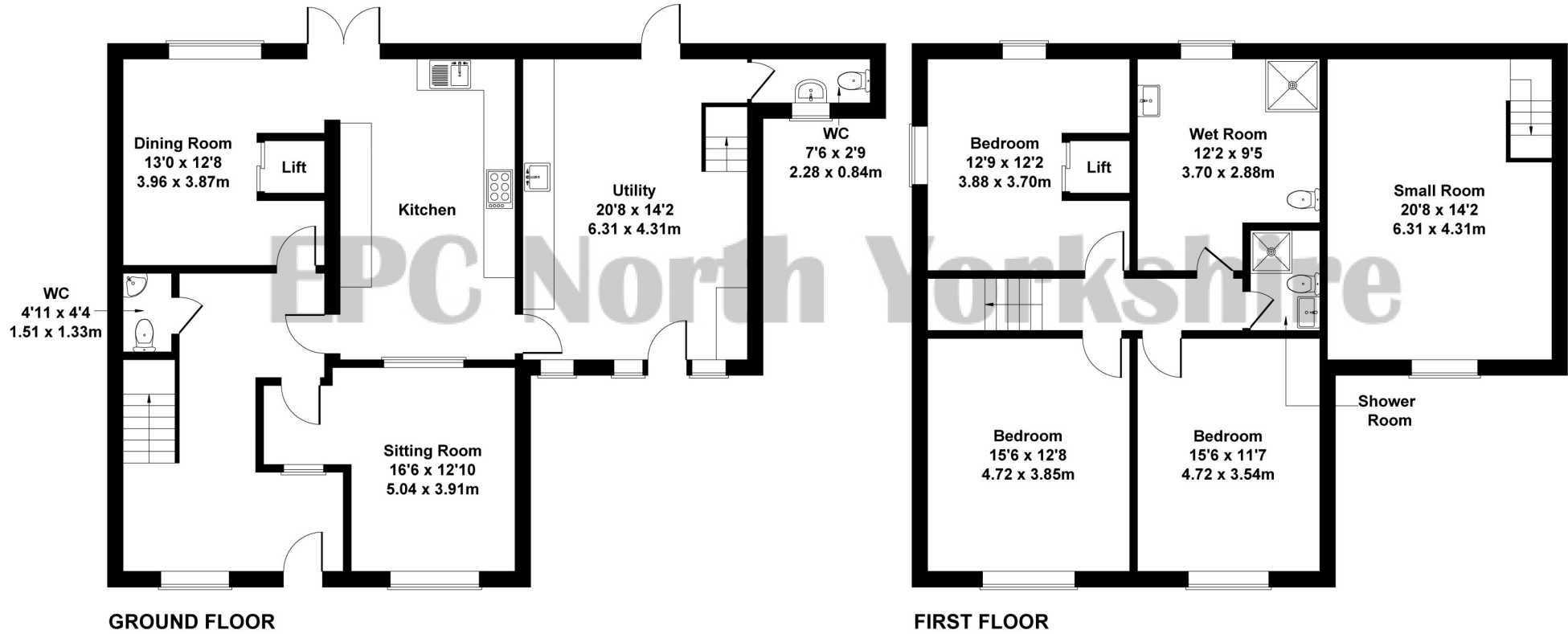
An area of hardstanding provides off-road parking for a number of vehicles. A pedestrian gate to the side leads to the rear garden. The front of the house has far-reaching views across the dale.

The rear garden has a lower level patio to the immediate rear with steps leading to the higher level lawned garden with timber garden shed. A post and rail fence encloses the garden and preserves the outlook over open farmland and picturesque waterfall beyond.



Fossings

Approximate Gross Internal Area
2164 sq ft - 201 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

General Information

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Local Planning Authority

Richmondshire District Council. Tel; 01748 829100 - **Council Tax Band E**

Personal Interest

Please note that one of the vendors is an employee of Neil J Bland Ltd.

Directions:

What3words/// blackouts.strategy.consoles

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaws on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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