

Bartle & Son

Auctioneers & Valuers
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An individual 2/3 BEDROOM DETACHED former FARMHOUSE (152sq m/1,600sq ft) with the advantage of a large collection of potentially COMMERCIAL BUILDINGS, in a courtyard setting with CONVERSION PROSPECTS (subject to planning) GENEROUS GARDEN and an extensive area for parking.

SECOND PINFOLD FARM
CAUDLE HILL, FAIRBURN
KNOTTINGLEY WF11 9JQ



SITTING ROOM & DINING ROOM, KITCHEN
2/3 BEDROOMS, BATHROOM, OFFICE, LARGE GARDEN
GAS-FIRED CENTRAL HEATING – 0.40 ACRES IN TOTAL
COURTYARD WITH PARKING SPACE, BARN, WORKSHOP
GARAGES AND SHEDS – DEVELOPMENT POTENTIAL

PRICE REGION: £690,000

Property ref: BR/2574

Viewing by appointment with the Agent

Tel: 01937 835303

www.bartles.co.uk

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This is a former farm stead with assumed limestone and now pebble-dashed walls under a tiled roof and while in fair order could benefit from upgrading.

The accommodation comprises:-

GROUND FLOOR

- FRONT PORCH:** Part glazed upvc entrance door leads to inner hall.
- INNER HALL:** With access to the ground floor rooms and staircase to first floor.
- LOUNGE:** 4.90m x 4.28m having fitted fireplace with real fire grate. Display shelves to side. Radiator. T.V. point. Pine door to inner hall.
- LIVING/DINING ROOM:** 4.86m x 3.02m having display unit, feature gas-effect fireplace in polished timber surround.
- SIDE ENTRANCE CONSERVATORY:** Into kitchen and annexed 'freezer room'.
- KITCHEN:** 5.27m x 2.38m fitted with a range of wood wall and base units with laminated worktops including stainless steel sink with single drainer and mixer tap. Window to rear. Tiled splashbacks and floor.
- WALK IN PANTRY:** Good keeping pantry.
- STAIRCASE:** With stair lift to first floor.

FIRST FLOOR

- BEDROOM 1:** 3.83m x 3.03m a double room with fitted wardrobe.
- BEDROOM 2:** 4.58m x 3.61m a double room with fitted wardrobes.
- BATHROOM:** Fitted with white suite of 'walk in' bath with shower over, pedestal wash hand basin and w.c. Shelved airing cupboard housing gas boiler.
- OFFICE/ BEDROOM 3:** 2.21m x 1.82m. having window to south.
- CENTRAL HEATING:** Radiator central heating and domestic hot water provided by the gas fire boiler located in the bathroom.
- OUTSIDE:** Extensive lawned garden to the west with shrubs and vegetable beds. Paved patio area. Greenhouse. Garden Shed 4.63m x 3.04m
- COURTYARD:** Generous concrete surfaced hardstanding for several cars in the yard area with access to the various outbuildings and garages with the Barn alongside.

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WORKSHOP:	4.66m x 4.54m adjoining the house, with concrete floor.
MEAL ROOM:	4.77m x 4.63m.
STORE:	First floor 5.22m x 4.63m + 4.6m x 4.6m accessed from external stone stairs on split level, with delicate flooring.
STORE:	To the end of the run 5.07m x 4.63m
OUTSIDE STORE:	8.04m x 4.48m open fronted.
GARAGE COMPLEX:	8.52m x 5.59m. large secure triple garage with electric light and up & over doors.
BARN:	15.35m x 5.58m Large stone vernacular-built barn structure on 2 levels with clear under beam internal height of 4.38m to part and 5.23m to the southern end.

OTHER INFORMATION

Tenure:	Freehold with vacant possession on completion.
Fixtures & Fittings:	Items described in these details are included in the sale; all other items are excluded unless agreed otherwise by the vendor.
Services:	All main services connected to the house. Services, fixtures and equipment referred to in these sales details have not been tested unless stated otherwise, and no warranty can be given about their condition.
Planning:	The property is situated within the village envelope. The village is located in Green Belt. It is conceived the Barn structure could be adapted to provide for additional residential accommodation - subject to planning.
Local Authority:	North Yorkshire Council – Council Tax valuation band E.

ENERGY PERFORMANCE CERTIFICATE: 'E' Details available in the Agent's office.

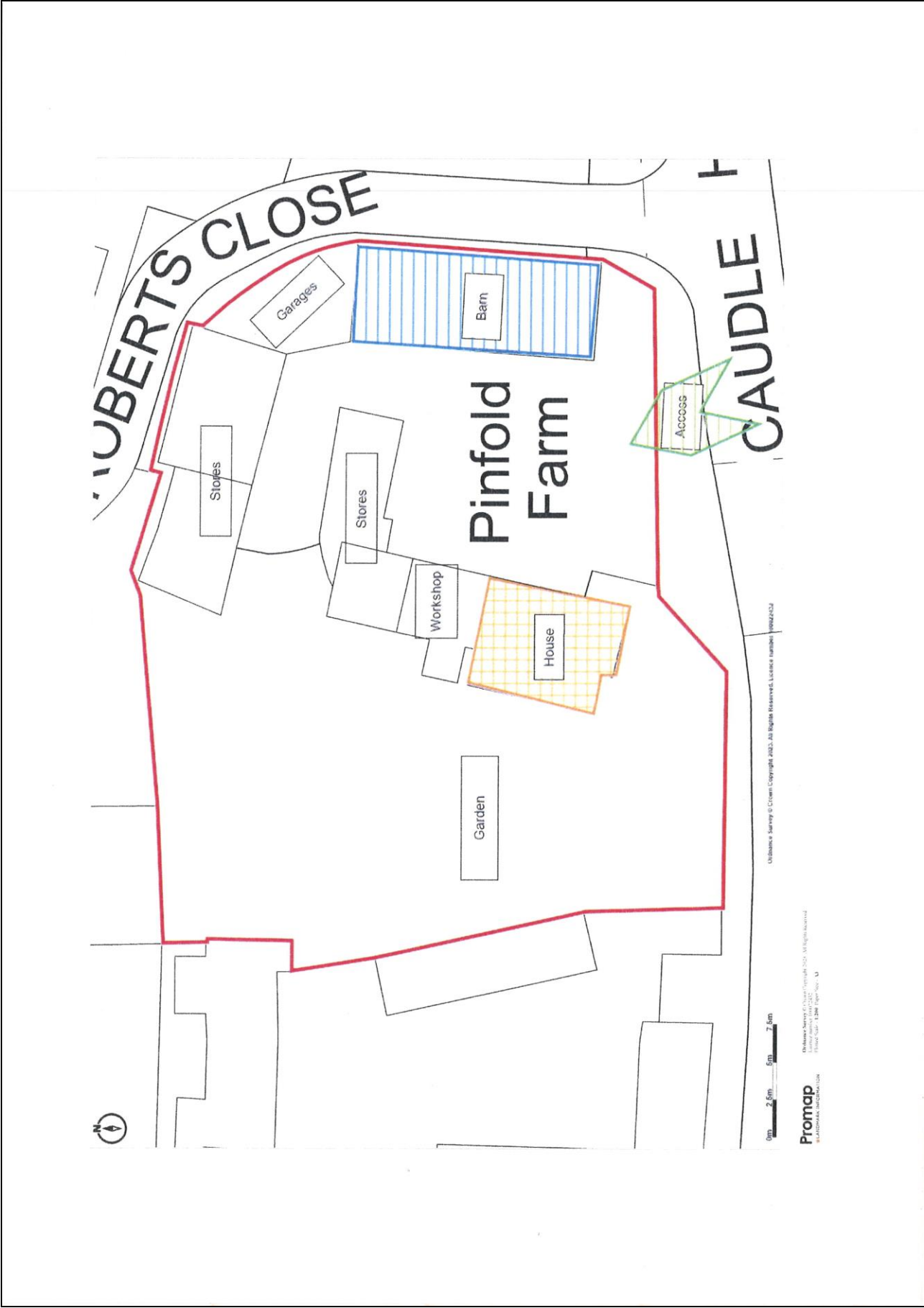
DIRECTIONS: From the old A1 'Selby Fork' Roundabout off the A1(M) Junction 42 head south for about 1km on A1246 and take the third exit off the roundabout into Gawk Street, right turn in towards the village centre, fork right then heading towards Allerton Bywater and find the property on the right hand side. The property is identified with a 'for sale' board.

The village of Fairburn is of some attraction and set on the edge of the water body flashes extending west as the renowned Fairburn Ings Nature Reserve. It is well situated for access to the A1(M) and the motorways beyond, by road (Leeds 10 miles, York 18 miles;). There are good primary and secondary schools and a range of shopping facilities locally in Ferrybridge, together with a modern supermarket, medical centre, leisure centre and sports centres in Knottingley and Castleford.

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Layout:



N.B. We try hard to make our sales details accurate and reliable. If there is any point which is of special importance to you, please contact our office and we will be pleased to check the information, particularly if you are contemplating travelling a considerable distance to view this property.

IMPERIAL room measurements are available on request. The overall gross floor area is calculated from measurements between the interior surfaces of external walls and excludes any garages. The floor plan, when included, is provided to give a general indication of the layout of the accommodation; its accuracy is not guaranteed and the plan should not be relied upon for any other purpose.

BR/2574

17/10/23