

FIELD HOUSE

Austwick, The Yorkshire Dales, LA2 8DD

Lot 1 - enjoying fabulous countryside views, a handsome detached period double fronted property with gardens, garaging, outbuildings and land - Guide price: £645,000

Not seen on the market since 1970 and remaining largely unaltered with an abundance of original features, this spacious property with five bedrooms and three reception rooms is well-maintained but now offers the next custodians the opportunity to upgrade. Large detached garage, ample parking, stable, a row of brick and slate outbuildings, large gardens, small orchard and c. 4.5 acres (1.8 hectares) of enclosed meadowland with separate access off Graystonber Lane.

Lot 2 - Land situated to the east of Field House - Guide price: £50,000

Approximately 4.37 acres (1.77 hectares) of productive meadowland with large poly tunnel, bounded by drystone walls and separate access off the A65.

Situated close to the ever popular and picturesque Dales village of Austwick and highly accessible for road and rail links.





Welcome to **FIELD HOUSE**

Austwick, The Yorkshire Dales, LA2 8DD

Field House is situated in a roadside position on the outskirts of the popular and thriving village of **Austwick**. The village is well-served with a church, post office/village store, village hall and tennis/bowls sports club. There's a choice of places to eat, The Gamecock Inn, a cracking traditional Dales pub and restaurant and for special occasions the well-respected Traddock Country House Hotel. There's a choice of places to stay (both of the above having rooms) as well as a couple of B&Bs. The village also plays host to the annual Cuckoo and Street Festival. With access at several points to the A65, Austwick is a popular choice for commuters seeking a balance between accessibility during the working week and the restorative effects of village life for evenings and at weekends.

Part of the reason that people love the area is the open beauty of the surrounding fells, crags and limestone pavements. Perfect if you love any aspect of outdoor life **The Yorkshire Dales National Park** and neighbouring **Forest of Bowland** offer something for everyone - walkers, cyclists and cavers, runners and fishing enthusiasts. The Three Peaks (Ingleborough, Pen-y-ghent and Whernside) and White Scar Caves are all close by and the Wainwright walk, which takes you from Austwick to Crummackdale, is through the village.

The villages of **Clapham** (2.8 miles) and **Giggleswick** (3.6 miles) with the towns of **Settle** (4 miles) to the east and **Ingleton** (6.9 miles) and **Kirkby Lonsdale** (13.4 miles) to the west all have everything pretty much covered with a good range of commercial, educational and recreational amenities.

There's also a great range of independent retailers in the area including The Courtyard Dairy (a speciality cheese shop and Rind Cheese Bar), Growing with Grace (an organic farm shop), Seasons Bakery and Country Harvest at Ingleton (deli, gifts, clothes and cafe).

Further afield, Skipton (18.2 miles) and **Lancaster** (22.6 miles), both with historic castles, weekly markets, canals and further education.

Putting education first - primary schools are either in Austwick (the well-regarded Austwick C of E School), Giggleswick or Clapham. Secondary schools are in Settle and Kirkby Lonsdale, as well as the Boys' and Girls' Grammar Schools at Skipton. Giggleswick is also home to a well-regarded co-educational independent school.

In terms of accessibility you've easy access onto the A65 for travel to further east and into Lancashire and Cumbria.

Travel by air - Manchester Airport (67.4 miles), Liverpool Airport (75.3 miles) with Leeds Bradford Airport (37.9 miles) the closet airport for jetting off.

Travel by train - Lancaster has a station on the West Coast mainline, Settle is on the famous Settle to Carlisle line and at nearby Clapham, there is a station on the Leeds to Morecambe line.

To find the property, travelling from Kirkby Lonsdale along the A65 towards Settle, Field House is on the left after Graystoneber Lane (the third turning to Austwick).

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Splendid views, character features and lovely light rooms

Situated just outside the popular village of Austwick within The Yorkshire Dales National Park and with the village centre less than a mile away, Field House enjoys stunning all round views across open countryside towards the village towards, Crummackdale, Ingleborough and Oxenber Scar and to the south, far reaching views across to the Forest of Bowland.

Not seen on the market in over 50 years, the spacious double fronted detached property has a wealth of character features including decorative tiled floor in the entrance vestibule and believed to continue into the entrance hall, stained and leaded glazed panels in the entrance hall door, side panels and top light, deep skirtings, cornice, picture and dado rails, sash windows, some with panelled reveals, square bays and marble fireplaces with decorative tiled slips in the drawing and dining rooms, built-in alcove cupboard in the sitting room, four panelled doors, stone benches in the cellar and an attractive full return staircase with oak balustrade.

The accommodation is light and bright with generous rooms, tall ceilings and a gross internal measurement of c. 2567 sq ft (238.5 sq m) including the cellar and, whilst well-maintained and in good decorative order, the property now offers new custodians an exciting opportunity to upgrade and refurbish.

Lets us take you on a tour...

Lot 1 - shaded pink on the sale plan

Come on in to the **entrance vestibule** leading into the generous L-shaped **staircase hall**, off which are **three reception rooms** and the **breakfast kitchen**.

The spacious drawing and dining rooms both have open fires and square bays which allows the natural light to flood in. The sitting room to the rear is dual aspect with a wooden fire surround and a polished marble hearth.

The breakfast kitchen is dual aspect with base and wall units, a splendid outlook from the sink unit, an electric oven and hob and integral refrigerator. Off here is the **rear hall** with plumbing for a washing machine.

Also off the staircase hall is a **shower room** with separate two piece **cloakroom** and access to the **cellar** with stone benches.

The **staircase** with picture window leads up to a good-sized **landing** off which are four double bedrooms and a single as well as a generous bathroom.

Dual aspect **bedroom 1** has splendid far reaching views towards Austwick across the paddock, **bedrooms 2, 3** and **5** have a lovely southerly outlook and bedroom 4 has attractive views to the rear. **Bedroom 3** also has a built-in cupboard.

The **house bathroom** is fitted with a three piece coloured suite. There is also an airing cupboard with hot water cylinder.

Outside space

A private driveway leads to a **parking** and **turning area** and a large, detached **double garage** with power, light, sliding timber door and personnel door.

A row of red brick outbuildings with a slated roof is situated to the northeast comprising a **potting shed** with power and light, **former laundry** with light, **gardener's WC** and a **former byre** with power and light. There is also a lean-to **fuel store**.

To the rear of the garage is a **stable** and **wood store**.

The fore garden is south facing with low stone wall boundary and gated access onto a central path with lawn gardens and planted borders to either side. To the east, is a walled garden with level lawn, shrubs and planted borders and to the rear, a large garden area with small orchard and fabulous panoramic views across to Austwick and the fells.

To the west of the house, c. 4.5 acres (1.8 hectares) of enclosed **meadowland** with separate access off Graystonber Lane - perfect if you are looking for a small holding or land for equestrian use.

Lot 2 - shaded blue on the sale plan

Situated to the east of Field House, c. 4.37 acres (1.77 hectares) of productive meadowland, bounded by drystone walls and separate access off the A65. The current owners take two crops of hay per year. There is also a large poly tunnel on the land.



Services and specifications

- Mains electricity and water
- Oil fired central heating and open fires in the drawing and sitting rooms. The fireplace in the dining room is not currently working
- Private drainage to a septic tank located within the property's boundaries
- BARN connection in the field but not connected to the property
- Mainly single glazed sash windows with secondary glazing
- External lighting





Lot 2 - 4.42 acres of grassland



The finer details

Council Tax

Field House is currently banded G for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

North Yorkshire Council W: www.northyorks.gov.uk

Please note

- Carpets, curtains and poles, blinds, light fittings and integral refrigerator are included in the sale
- The washing machine, tumble drier and dishwasher are specifically excluded.

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 their address. These can be provided in the following ways: by calling into the agent's 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 agent's offer procedure.



Lane House, Kendal Road
Kirkby Lonsdale
Carnforth
Lancashire LA6 2HH

015242 74445
sales@davis-bowring.co.uk
www.davis-bowring.co.uk

davis & bowring

estate agents

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Approximate Gross Internal Area = 220.4 sq m / 2372 sq ft

Cellar = 18.1 sq m / 195 sq ft

Total = 238.5 sq m / 2567 sq ft

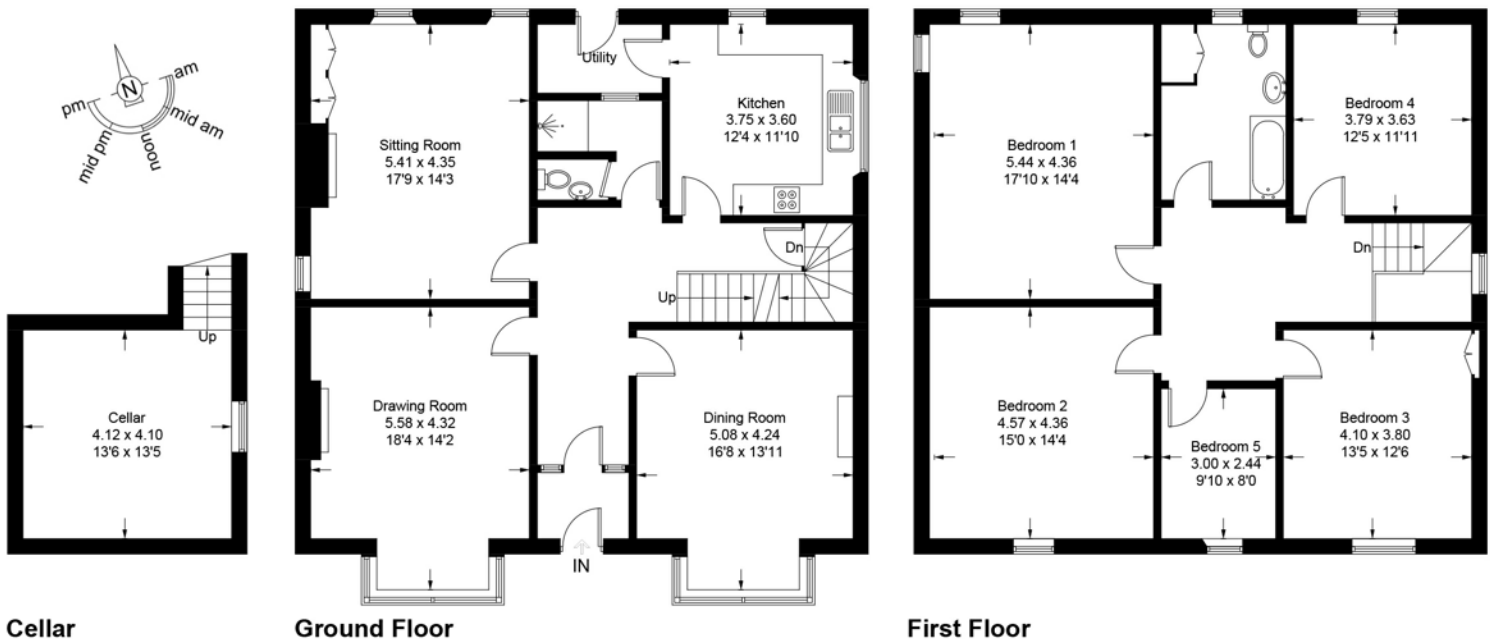


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1031338)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	42	
(1-20)	G		73
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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