

FOGGA FARMHOUSE

£250,000

Coniston Cold, near Skipton, BD23 4EA

Situated just outside the Yorkshire Dales National Park, a traditional detached farmhouse now ready for a complete refurbishment.

Vacant for a number of years, there is an opportunity for the new owners to make it their own. There is a sitting room, dining kitchen, conservatory, utility, pantry, three double bedrooms and a bathroom. Currently there is no private parking but there is space to create to the east. An enclosed garden and a small outbuilding to the front with informal gardens to the rear as well as a paddock with mature trees. In all, 0.79 acres (0.32 hectares).

Available separately are Lot 1, a spacious detached property, currently used as a holiday let and Lot 3, a purpose built modern detached steel portal frame building.

Great potential in a highly accessible location.





Welcome to **FOGGA FARMHOUSE**

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Here's our **TOP TEN** reasons to love Fogga Farmhouse:

- 1. A traditional period farmhouse** - a detached double fronted farmhouse in a former farmstead setting, situated just off the A65.
- 2. So much potential** - vacant for several years, there is a huge opportunity for a complete refurbishment and the next generation to make it their own.
- 3. Generous accommodation** over two floors with an approximate gross internal measurement of 1435 sq ft (133.3 sq m) set in a good sized plot c. 0.79 acres (0.32 hectares).
- 4. As it stands** - there is an entrance porch, sitting room with wood burning stove, dining kitchen which is open to a conservatory with access out to a seating terrace, a utility room and pantry. To the first floor are three bedrooms and a three piece bathroom. Bedrooms 1 and 3 have lovely views across to the lake at Coniston Hall and the fells beyond.
- 5. Outside** - to the north, is an enclosed lawn garden with ornamental pond and a stone outbuilding, to the south a banking with shrubs and trees and to the west a gravel and flagged terrace. Situated to the north east is a small paddock with mature trees.
- 6. Parking** - there is no parking at the property but private parking could be created in the area to the east.
- 7. Coniston Cold** is a small village, situated on the A65 surrounded by open fields. Overlooking its own lake and nestled on a 1400 acre estate, Coniston Cold Hotel, Country Estate and Spa is on the doorstep and offers award winning dining, excellent conference and meeting facilities as well as a wide range of activities including shooting, off-road driving, archery and fishing.
- 8.** Nearby are the villages of **Hellifield** (2.5 miles) with a village shop, doctors' surgery, post office, pub, primary school and two churches and **Gargrave** (2.7 miles) with a Co-op, church, village hall and several pubs. **Long Preston**, known as the 'Gateway to the Dales', being 4.5 miles distant, is an attractive village with a primary school, pubs, a post office, village shop and village hall.
- 9. Further afield** - a larger selection of facilities can be found in the popular market towns of **Skipton** (7.1 miles) and **Settle** (8.6 miles) both with train stations (Skipton on the Airedale Line and Settle on the scenic Settle to Carlisle Line).
- 10. For those keen on outdoor life**, the property is close to The Yorkshire Dales and, along with the Lake District National Park and the nearby Forest of Bowland (an Area of Outstanding Natural Beauty), this is an area where the outdoors can really be embraced. Surrounded by nature and wildlife, where walks including the Three Peaks, cycle routes, riding and caving are all at hand and yet it remains extremely accessible.

PLEASE NOTE:

Internally, the property is in complete disrepair so great care is required on viewings.



Useful information

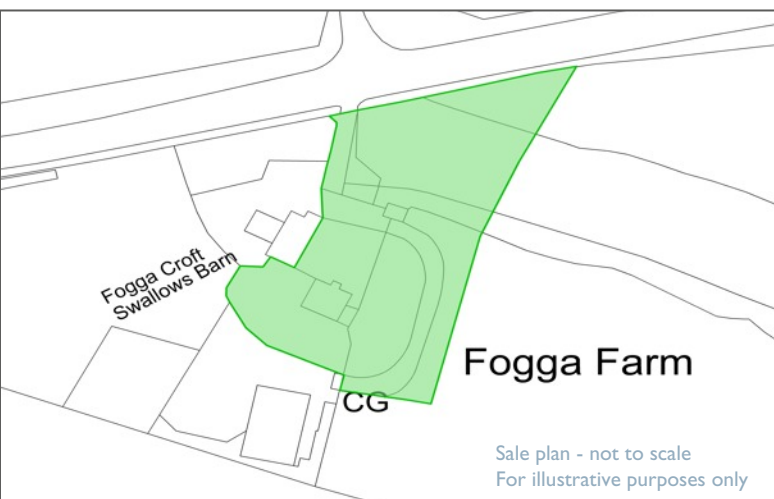
- Mains electricity and water
- Private drainage to a shared septic tank
- Oil fired central heating with wood burning stove in the sitting room
- Double glazed windows in wooden frames
- The property is F banded for Council Tax purposes. Potential purchasers are advised to verify this information for themselves
- Please note the neighbouring property, Fogga Croft and the warehouse are available to purchase separately

To find the property - head east along the A65, towards Skipton and before entering the village of Coniston Cold you will see Coniston Cold Hotel, Country Estate and Spa on the left hand side. The turning to Fogga Farmhouse is on the right hand side, opposite the entrance to the hotel. The farmhouse does not currently have any private parking so for viewings, please continue round to the rear and park by the warehouse.

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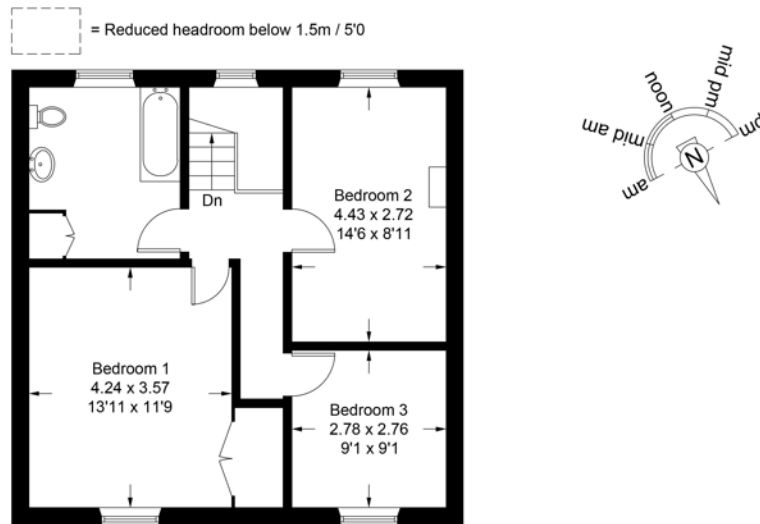
Money Laundering

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.

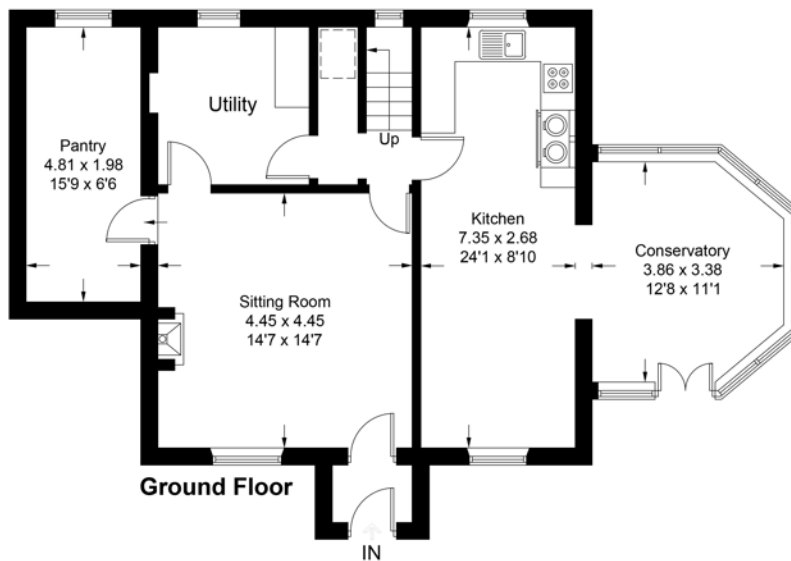


Fogga Farmhouse, Coniston Cold, BD23 4EA

Approximate Gross Internal Area = 133.3 sq m / 1435 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1067863)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		89
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)	35	
F		
(1-20)		
G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
WWW.EPC4U.COM		

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