

HILL TOP FARMHOUSE

£350,000

Coniston Cold, near Skipton, BD23 4EA

A Grade II listed stone and slate, semi-detached farmhouse with excellent potential to modernise and refurbish.

A spacious character property with a flexible layout set over three floors with an entrance porch, large living/dining room, kitchen and sitting room, three bedrooms and a house bathroom. There is also the potential to convert the second floor attic room into an occasional fourth bedroom/hobby room/home office. Excellent parking provision, small stone and slate outbuilding with attached open fronted store and gardens with lawns and seating terrace, c. 0.50 acres (0.20 hectares).

The adjoining property, Hill Top Cottage, is available separately - £325,000.

In a highly accessible location, located just off the A65 and close to The Yorkshire Dales Park, road and rail links.





Welcome to **HILL TOP FARMHOUSE**

£350,000

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

- Bursting with character - Grade II Listed** - an early 18th Century traditional stone and slate semi-detached farmhouse with flagged floors, stone mullion windows, stone fireplace, tongue and bead doors, exposed beams and traditional stone staircase.
- Add value and put your own stamp on it** - the farmhouse is now ready for upgrading and would make a great renovation project.
- Spacious accommodation** set over three floors with a gross internal measurement of c. 1718 sq ft (159.6 sq m).
- Come on in...** through the enclosed porch and into the living room with inglenook fireplace. Off here is the sitting room with a brick and stone fireplace. There is also a flight of stone steps, however these have been blocked off and do not lead to the first floor. The kitchen is fitted with base and wall units. The original stone staircase leads to the first floor with two spacious double bedrooms, one with built-in wardrobes, a third single bedroom and house bathroom.
- Attic space** - an open riser staircase leads from bedroom 2 to the second floor attic room with potential for occasional bedroom 4/hobbies room.
- Generous plot**, c. 0.50 acres (0.20 hectares) with lawn and herbaceous borders to the east and a private flagged seating terrace to the south. There is also a timber garden shed and a small detached stone and slate outbuilding with attached open fronted store. With direct access off the A65, a large area provides private parking for a number of vehicles; there is also a shared private track to the north of the property (shaded brown on the sale plan).
- 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.
- Nearby are the villages of **Hellifield** (3 miles) with a village shop, doctors' surgery, post office, pub, primary school and two churches and **Gargrave** (2.2 miles) with a Co-op, church, village hall and several pubs. **Long Preston**, known as the 'Gateway to the Dales' being 5 miles distant, is an attractive village with a primary school, pubs, a post office, village shop and village hall.
- Further afield** - a larger selection of facilities can be found in the popular market towns of **Skipton** (6.6 miles) and **Settle** (9.2 miles) both with train stations (Skipton on the Airedale Line and Settle on the scenic Settle to Carlisle Line). Leeds Bradford Airport is 25.6 miles distant.
- 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 National Landscape (formerly known as an AONB), 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.



Useful information

- Mains electricity and water
- Oil fired central heating with wood burning stove in the sitting/dining room
- Septic tank serving the farmhouse and adjoining property is to be replaced with a compliant treatment plant prior to completion of the sale
- The property is banded F for Council Tax purposes. Please contact North Yorkshire Council for further information. W: www.northyorks.gov.uk
- Tenure - freehold with vacant possession on completion. Please note there is a flying freehold with bedroom 3 of the farmhouse being above the office in the cottage. Please ask the agent for further details.
- Broadband connection readily available
- Please note the adjoining property, Hill Top Cottage, is available to purchase separately

To find the property - head east along the A65, towards Skipton, enter the village of Coniston Cold and take the first left, signposted Bell Busk. Take the first left onto The Sycamores and continue straight onto the private track, bear second left into the private parking area at the rear of Hill Top Farmhouse.

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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.



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

Hill Top Farmhouse, Coniston Cold, BD23 4EA

Approximate Gross Internal Area = 159.6 sq m / 1718 sq ft

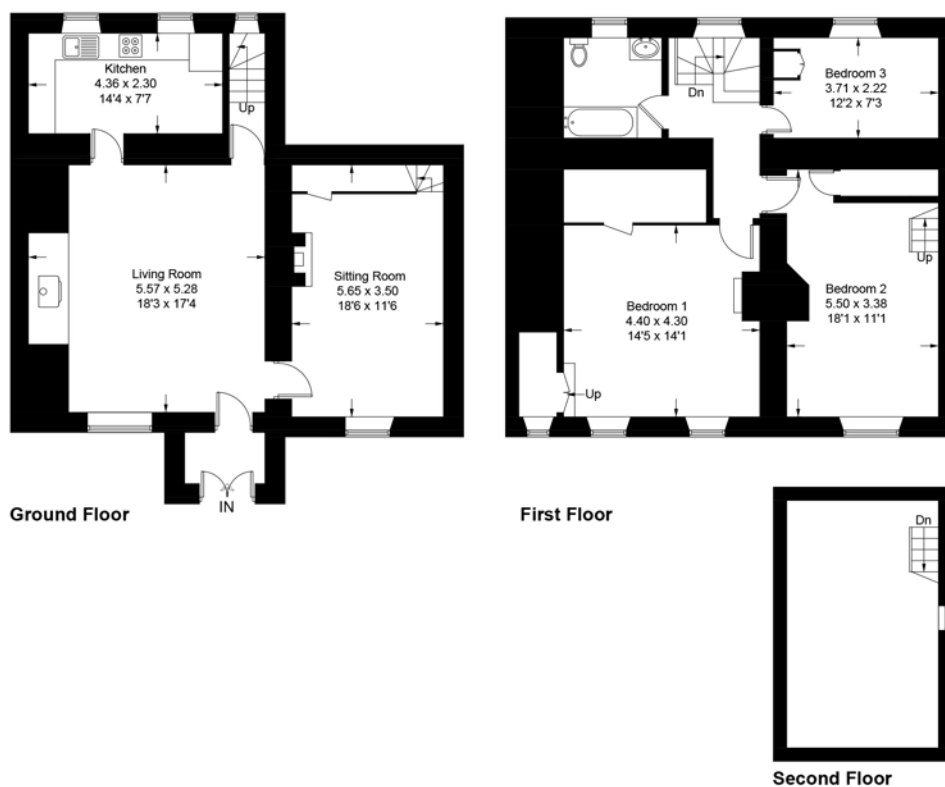
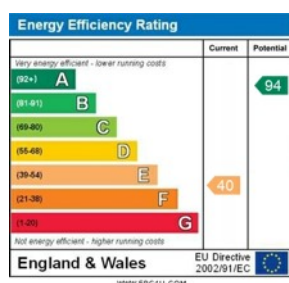


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1152994)



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