

HAYLOFT BARN

£750,000

Cold Cotes, LA2 8HZ

Escape to the country - enjoying panoramic views, a detached four bedroom stone and slate barn conversion with outbuildings, gardens and land.

Converted by the owners in 2017, the well-proportioned and versatile accommodation is light and bright with an entrance vestibule, hall open to a fabulous open plan living dining kitchen, separate sitting room, utility room, two ground floor double bedrooms, a shower room, gallery landing, two further double bedrooms and two en suite bath/shower rooms. Driveway parking and turning area, log cabin/craft room, tool shed, stone and slate store, polytunnel, informal gardens with various seating and outdoor eating areas, productive fruit and vegetable garden, lawns and spring bulbs. A paddock with fruit trees and beck running through, c. 0.86 acres (0.35 hectares).

An exciting opportunity to own a slice of country life in an idyllic, rural hamlet setting yet retaining great accessibility for road and rail links.





Welcome to **HAYLOFT BARN**

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One of the lesser known hamlets and all the more special for it, Cold Cotes sits at the foot of magnificent Ingleborough, one of the famous Three Peaks and is just outside The Yorkshire Dales' boundaries. The open beauty of the surrounding fells, crags and limestone pavements has been loved for generations - this is your opportunity to live in it. You probably don't need an introduction but just in case, here's our whistle-stop tour!

It's perfect if you love any aspect of outdoor life **The Yorkshire Dales National Park** and neighbouring **Forest of Bowland National Landscape** as well as **The Lake District National Park** and the **Lune Valley** offer something for everyone - walkers, cyclists and cavers, runners and fishing enthusiasts. The Three Peaks (Ingleborough, Pen-y-ghent and Wharfedale) and White Scar Caves are all close by.

Here you are surrounded by great towns, villages and local amenities - **Ingleton** (2 miles), **Clapham** (3.3 miles), **Giggleswick** (9.1 miles), **Kirkby Lonsdale**, (8.8 miles) and **Settle** (9.5 miles). Between them you've everything pretty much covered with a good range of commercial and recreational amenities.

Ingleton is a tourist destination with a choice of eateries, the Mason Arms public house, gift shops and an outside heated pool as well as the fabulous Waterfalls Walk. For general supplies there's a Co-op and an Asda Express/petrol station. The charming village of Clapham has a selection of local facilities including a community run Post Office/village store, a church and village hall. There's a railway station on the Leeds to Morecambe line, a pub with letting bedrooms (The New Inn), guest houses and cafes and Ingleborough Hall Outdoor Education Centre. All in all, **a great community to join.**

There's also a number of **excellent independent retailers** in the area including The Courtyard Dairy (a speciality cheese shop), Growing with Grace (an organic farm shop), Seasons Bakery and Country Harvest (a one stop shop for its deli, gifts, clothes and cafe).

Further afield, Skipton (24.4 miles) and Lancaster (19 miles) - both with historic castles, weekly markets, canals and further education establishments. Lancaster also has a station on the West Coast mainline so you've good access to the capital... if you ever need to leave the green grass of home!

Putting education first - primary schools are in Ingleton, Giggleswick and Austwick. There are secondary schools at Settle and Kirkby Lonsdale as well as the Boys' and Girls' Grammar Schools at Skipton. Giggleswick is also home to the well-regarded co-educational independent school - Giggleswick School.

Travel by air - Manchester Airport (79.4 miles), Liverpool Airport (84.9 miles) with Leeds Bradford Airport (43.4 miles) the closest airport for jetting off.

To find the property - from Kirkby Lonsdale head east towards Settle along the A65. Proceed through Ingleton and after approximately 2 miles, turn left (signposted Cold Cotes) onto Whinney Mire Lane. Bear right onto Lowkber Lane and continue through the hamlet and Hayloft Barn is on the left - there is a name plate. The property stands just under a mile off the A65.

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Idyllic rural hamlet setting

If you are looking for a change of lifestyle or simply want to 'escape to the country', then look no further. Set in c. 0.86 acres (0.35 hectares) and enjoying the most splendid far reaching views, it's perfect for those looking for an outdoor lifestyle.

The current owners bought this unconverted barn in 2017 and have created a wonderful light and bright contemporary home.

The spacious accommodation, c 2223 sq ft (206.5 sq m) is set over two floors and the layout has a versatility to suit everyone's requirements.

Ready for a tour? Follow us...

Hayloft Barn

Come on into an **entrance vestibule** with stone flag floor and plenty of room for coats and shoes. A glazed door leads into an **entrance hall** with tall windows overlooking the courtyard.

Off here is **bedroom 4** could be used as a study or home office, and a **shower room**.

Cook, eat, sit, relax... the fabulous and welcoming open plan **living, dining kitchen** being part double height, definitely has the 'WOW factor'. Triple aspect with tall windows and doors, natural light floods in. To one end, is the **sitting area** with wood burning stove set on a stone hearth and a picture window framing the view towards the Trough of Bowland.

The **dining space**, central to the layout has tall windows and doors leading out to two courtyards to either side. The eastern door is the original barn opening.

The contemporary fitted **kitchen** is to the other end and has a large island unit with breakfast bar and induction hob with extractor above. Integral appliances include a dishwasher, double oven and a fridge/freezer.

Off the kitchen is a practical **utility room** with base and wall units, space for a washing machine and access to a rear walled courtyard.

With glazing to one wall, a separate **sitting room** with doors leading out to the attractive flagged courtyard.

Triple aspect **bedroom 3**, with a lovely outlook.

A good-sized **understairs cupboard** provides useful storage.

An attractive oak and glass staircase leads to the **gallery landing** and two en suite bedrooms. Enjoying splendid views, the **principal bedroom** has a range of fitted wardrobes to one wall. There is also a walk-in wardrobe, which could be incorporated into the en suite to create a separate shower. The stylish **bathroom** has a three piece suite.

Bedroom 2 has a built-in cupboard/airing cupboard and **en suite shower room**.

Outside space

Two 5 bar gates lead into a generous gravel parking and turning area and to a **log cabin**, 22'3 x 12'5 (6.8m x 3.8m) currently used as a craft workshop, with power light and water, a **polytunnel**, stone and slate store **store** and large **tool shed** with double timber doors 14'2 x 13'6 (4.33m x 4.14m).

The **fruit** and **vegetable garden** provides a variety of produce with rhubarb, raspberries, strawberries, gooseberries, blackcurrants and eating and cooking apples. There's also a lawn, cut flower bulbs (daffodils, tulips, lilies, gladioli) and a rose bed.

There are several outdoor seating and eating areas - a **south facing terrace** provides splendid far-reaching views and to the east and west, **two courtyards**, one flagged, the other cobbled.

The **paddock**, with cider apple and Conference pear trees and a hen hut, is situated to the west and south-west. The land is home to four Ouessant sheep, (a breed of domestic sheep from the island of Ouessant off the coast of Brittany and one of the smallest breeds in the world) - a much more enjoyable way to keep grass down than a lawnmower!



Services and specifications

- Mains electricity and drainage
- Metered mains water
- Oil central heating with underfloor heating to the ground floor. Radiators to utility room, first floor bedrooms and bath/shower rooms.
- Wood burning stove in the living dining kitchen
- Double glazed windows
- B4RN Broadband connected - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website b4rn.org.uk.
- Oak floor to living dining kitchen with oak internal doors and oak staircase with glass balustrade
- Stone tiled floor in the entrance vestibule and ground floor shower room
- Stone window cills
- External water tap
- External power points to rear courtyard and log cabin





Productive fruit and veg garden



The finer details

Council Tax

Hayloft Barn is currently banded F 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

Tenure

Freehold, with vacant possession on completion

Please note

- Carpets, curtains, blinds, curtain poles, light fittings and integral white goods are included in the sale
- The hen hut and four Ouessant sheep could be included in the sale.
- Some plants/shrubs are specifically excluded
- Freehold, with vacant possession on completion

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.



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Approximate Gross Internal Area = 206.5 sq m / 2223 sq ft
 Cabin = 26.5 sq m / 285 sq ft
 Total = 233.0 sq m / 2508 sq ft

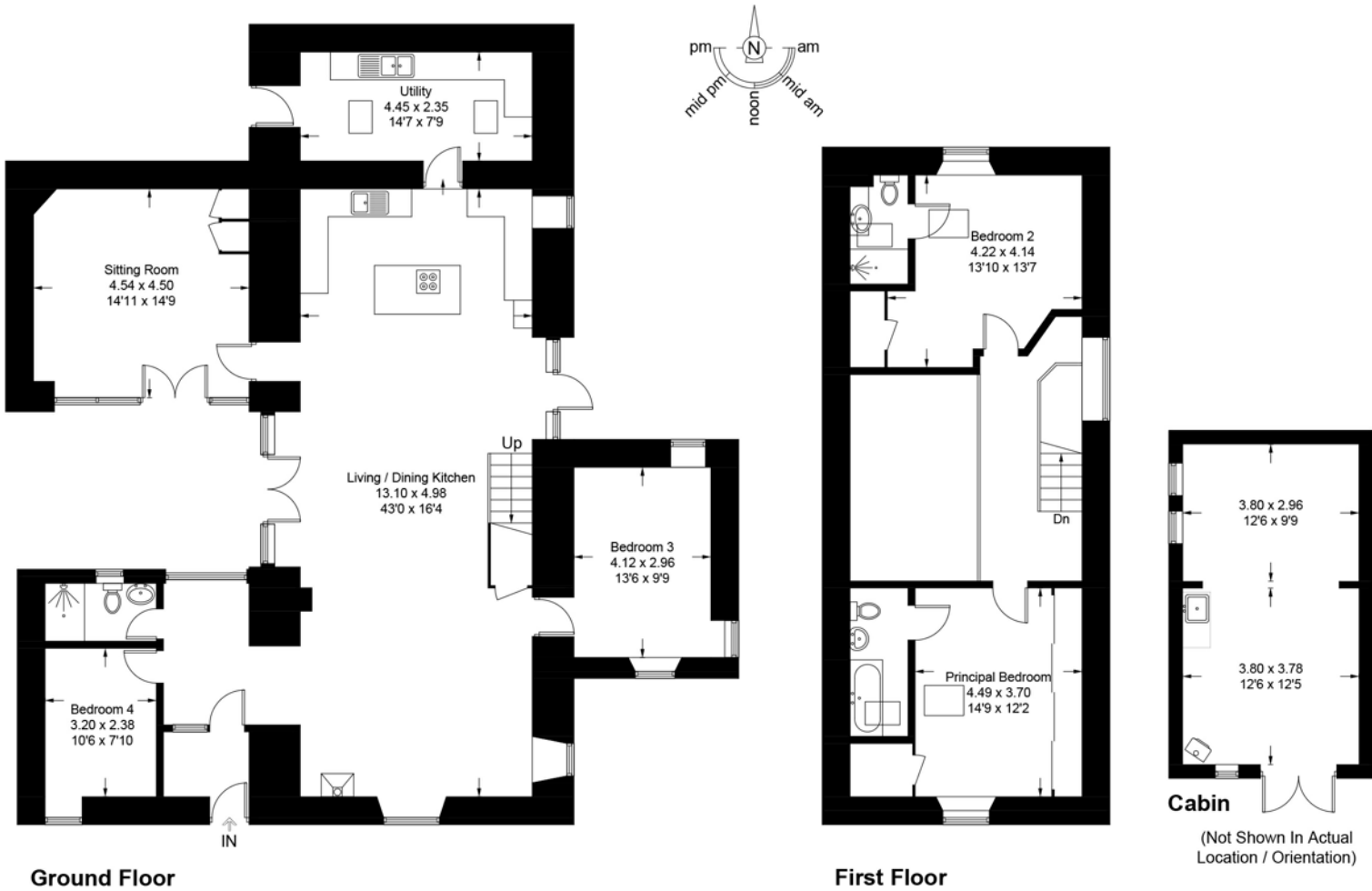
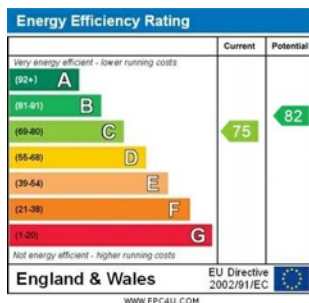


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1160767)



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