

## HOLM BARN

£850,000

Austwick, The Yorkshire Dales, LA2 8FD

**Situated within this picturesque and popular Dales village a spacious, detached contemporary barn conversion enjoying splendid open views.**

Stylishly presented and completely transformed since the current owners' purchase in 2020, the well-proportioned, versatile, extremely light and bright accommodation offers a fabulous open plan living/dining kitchen, utility/laundry room, double bedroom, shower room and a gym/bedroom 4 to the ground floor with a lovely sitting room with a wonderful outlook, three double bedrooms and a house bathroom to the first floor. Excellent parking provision and well-kept gardens with seating terraces, one elevated, manicured lawns, deep planted borders, a garden shed and secure undercroft providing excellent storage.

**Highly accessible off the A65, Austwick is seeking a balance between accessibility during the working week and the restorative effects of village life.**







## Welcome to **HOLM BARN**

**£850,000**

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Situated in the popular and thriving village of **Austwick**, Holm Barn enjoys splendid far reaching views across to Oxenber Hill and the limestone crags. The whole of the Oxenber hillside is a SSSI (Site of Special Scientific Interest), renowned for its spectacular show of spring flowers, particularly primroses, orchids and bluebells and a fine limestone pavement at the top of the crag.

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 National Landscape** 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 and the Wainwright walk, which takes you from Austwick to Crummockdale, is through the village.

The villages of **Clapham** (1.9 miles) and **Giggleswick** (4.8 miles) with the towns of **Settle** (5.2 miles) to the east and **Ingleton** (6.2 miles) and **Kirkby Lonsdale** (12.6 miles) to the west all have everything pretty much covered with a good range of commercial and recreational amenities.

Further afield, **Skipton** (20.1 miles) and **Lancaster** (22.1 miles) - both with historic castles, weekly markets, canals and further education.

Primary schools are either in Austwick (the well-regarded Austwick C of E School), Giggleswick or Clapham. 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 a well-regarded co-educational independent school.

**Travel by train** - Giggleswick has a station on the Bentham Line, which runs between Leeds and Morecambe via Skipton; Settle has a station on the scenic Settle to Carlisle line which crosses the remote, scenic regions of the Yorkshire Dales and the North Pennines, with Lancaster having a station on the West Coast mainline.

**Travel by air** - Manchester Airport (72.4 miles), Liverpool Airport (82.1 miles) with Leeds Bradford Airport (39.1 miles) being the closet airport for jetting off.

**Travel by road** - the village is set back off the A65, which provides easy access for easterly and westerly travel. J34 of the M6 is 20 miles distant.













First floor sitting room view



## Dreaming of the Dales

Holm Barn is situated in a picturesque village setting surrounded by open countryside and enjoying splendid far reaching views across open fields towards Oxenber Hill and Woods to the east, Long Scar and Moughton Scar to the north east and across to Austwick Moss to the south.

Completely transformed since the current owners' purchase in 2020, the property has undergone a complete refurbishment with high quality fixtures and fittings, a single and a two storey extension, the garage incorporated into the accommodation as well as rerouting the vehicular access into Holm Lane and landscaping the gardens.

With a gross internal area of c. 2423 sq ft (225.1 sq m), the property now offers spacious, contemporary accommodation with a super sociable flow and flexible living and bedroom space - perfect for modern day living.

Unusual for barn conversions, and worthy of special mention is how beautifully light Holm Barn is - the windows, skylights, glazed doors, as well as the tall windows set into the original barn opening, allow natural light to flood in.

*Let us walk you round...*

A glazed door with windows either side leads in to the **fabulous and sociable open plan living/dining kitchen**.

There are cloaks cupboards, handy for coat and shoe storage.

The room opens up with the dining kitchen. The kitchen is fitted with a range of base and wall units and an island unit with breakfast bar. There is space for an American style fridge/freezer, an integral dishwasher and electric Aga (available separately).

The living area has a fitted shelved unit to one wall, a wood burning stove set on a stone slab, two skylight windows and glazed doors opening out to the seating terrace - perfect for alfresco dining.

An **inner hall** with built-in cupboard leads to a three piece **shower room** with walk-in shower, a **utility/laundry room** with external access, base and wall units, space for undercounter washing machine and tumble drier and fitted store cupboard. There is also the hot water cylinder.

Also off the inner hall is double **bedroom 5** as well as a spacious room with double doors out to a seating terrace. Currently used as a **gym**, this versatile space enjoys a lovely view and has a number of alternative uses (bedroom 4, a home office or annexe for dependent relatives, particularly as there is separate access).

The striking staircase with wrought iron balustrade, wooden handrail and stone steps leads to the first floor.

Being open to the apex and part galleried to below, a wonderful dual aspect **sitting room** with a contemporary wood burning stove, flag hearth, exposed stone chimney breast and windows, one with seat, from which to enjoy the splendid view.

Off the sitting room is a plant cupboard and **bedrooms 2 and 3**.

An inner hall leads to dual aspect **bedroom 1** with fitted wardrobes and drawers, lovely views and the four piece **house bathroom** with elliptical shaped free standing bath, walk in shower and vanity wash basin.

### Outdoor space

Double gates lead into a generous **gravel drive** with ample parking for a number of cars.

Providing excellent storage, a secure **undercroft**, c. 20'7 x 14'4 max (6.32m x 4.40m max) is tucked under the elevated seating terrace with power, light and panel heater.

To the southeast of the house is a flagged seating terrace with lovely views across open fields. To the west, is a flagged terrace, elevated lawn, beautifully planted borders and wooden garden shed.

An elevated flagged terrace is situated to the north, with good views and a water feature.

**Let us take you there** - from Kirkby Lonsdale head east along the A65 towards Settle and take the second turning left into Austwick onto Holm Lane. Continue and Holm Barn is the last property on the right.

Alternatively, take the first turning on the left into the village and turn first right onto Holm Lane. The property is the first on the left.

*What3words reference: ///adjust.prominent.canine*



## Services and specifications

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- Mains electricity, water and drainage
- Air source heating with underfloor heating throughout
- Woodburning stoves in living dining kitchen and the sitting room
- Double glazed windows set in wood frames
- 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 [b4m.org.uk](http://b4m.org.uk).
- Porcelain tiles in the dining/kitchen
- Solid oak floor in the living area, sitting room, gym and house bathroom
- Solid oak tongue and bead boarded internal doors with Suffolk latches to the first floor
- Security alarm
- External water tap
- External power points
- External lighting







## The finer details

### Council Tax

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

### Local Authority

North Yorkshire Council

W: [www.northyorks.gov.uk](http://www.northyorks.gov.uk)

### Planning Authority

The Yorkshire Dales National Park Authority

W: [www.yorkshiredales.org.uk](http://www.yorkshiredales.org.uk)

### Please note

- Carpets, curtains and blinds, curtain poles, light fittings, white goods, woodburners and TV cabinet and shelving in the living area of the living/dining kitchen are included in the sale.
- The Aga is available separately. Some items of furniture may also be available by further negotiation.
- 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.





## Holm Barn, Austwick, LA2 8FD

Approximate Gross Internal Area = 225.1 sq m / 2423 sq ft

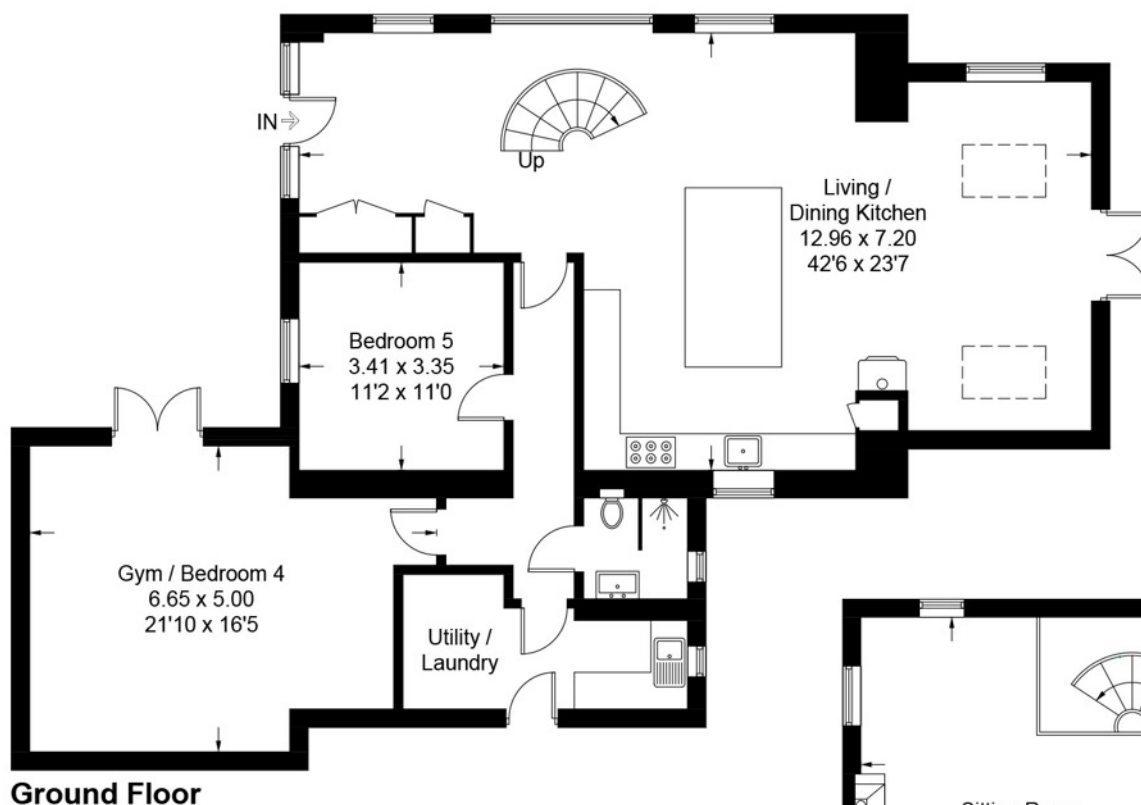
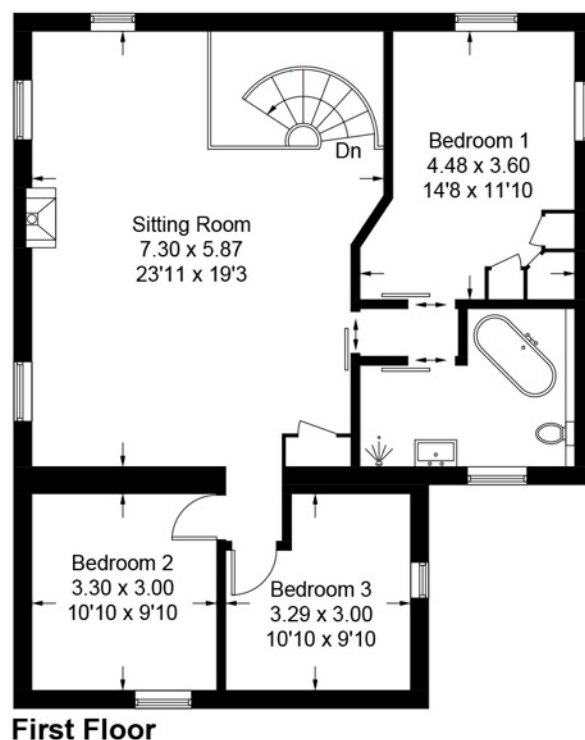


Illustration for identification purposes only, measurements are approximate, not to scale. Flourlabs.com © (ID1212600)



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		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
www.epc4u.com			

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