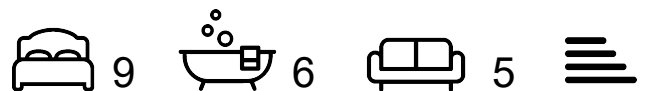




Tosside

Skipton, BD23 4SQ

Offers In Excess Of £999,500



- A unique family home with pub / restaurant
- On the very edge of The Forest of Bowland AONB
- 2 reception rooms to the pub plus large immaculate professional kitchen
- Spacious living-dining room & kitchen to the extension
- Loads of parking and outdoor space
- Grade II Listed pub with new extension / family house
- Offering many options to run a pub/ hobby pub or restaurant
- 5 bedrooms over the pub + large attic / bedroom
- 3 further double en suite bedrooms and a house bathroom
- Fine views and rural location yet easy commute to towns and cities

Tosside

Skipton, BD23 4SQ

Offers In Excess Of £999,500



Rare Opportunity.

Grade II Listed Property & New Build Extension. with full planning permission for the new extension to be a separate residential dwelling. Would this suit you to live right on the doorstep of Gisburn Forest mountain bike trails? Possibly run a Cafe /Bistro Bar, B/B offering guided trail riding and much more.

Must be Viewed to appreciate this Unique Property and Location.

Located on the very edge of Gisburn Forest in The Ribble Valley with fine views onto same, and as far as the eye can see. The village of Tosside is on the border of North Yorkshire and Lancashire in the Forest Of Bowland Area of Outstanding Natural Beauty. Gisburn Forest and Stocks Reservoir are just a few hundred metres away and are popular with mountains bikers and walkers, with direct access into the Mountain Bike trail network. The bustling market towns of Skipton and Settle are 16 and 8 miles away and Manchester is an easy commute. This is a stunning property dating back to the 1600's, and is in a fantastic location, and with great views. Tosside is in the catchment area for Bowland High School.

Offering circa 6000 square feet of refurbished versatile internal space, all presented and maintained to the highest standards, and offering several options. The opening hours for the commercial spaces are down to the owner who may wish to open 7 days a week or once a year! There is also the option of running a restaurant (with rooms), bistro cafe, mountain bike / trekking centre with food and digs, guest house or B & B to mention a few.

Tel: 01756 700544

The Pub

The public house area consists of a former tap room with quarry tiled floor, storeroom and door to the front terrace, a large main bar lounge featuring oak and stone flagged flooring, oak ceiling timbers, and with ample space for dining and drinking. Also having a wood fired pizza oven / open fire, bar area, toilets, staircase to the second floor, and the pub's main entrance door. A spacious and immaculate commercial kitchen with walk-in pantry / store. Fitted out with high quality catering equipment to include but not limited to stainless steel food prep surfaces with storage below, gas commercial range cooker with extraction, oven, salamander and twin sinks with drainers.

First Floor

To the second floor over the pub and kitchen, a living room with feature fireplace, 5 twin / double bedrooms plus a large Master bedroom with private staircase to the ground floor. A staircase rises out of bedroom 2 to a very spacious attic bedroom with fitted cupboards. All the bedrooms have some fine views. Further accommodation at first floor level comprises a shower room, utility cupboard, and a superb house bathroom with free-standing bath. All this accommodation may be reached by a separate external access via stone steps, thus making this available as a holiday let / annex. A home office opens onto a spacious first floor landing which links the old part of the pub to the more recently constructed 2 storey extension / family home / B & B.

Annex / Owners House

The current owners have recently completed the demolition of a single storey former dance hall at the rear of the property and constructed a high quality 2 storey extension to the original building to create a superb family space or of course further residents / B & B living space. This extension has planning permission as a private residence but has also been used as B & B space with the owners living in the accommodation over the pub. In brief:-

An impressive reception hall with limestone tiled floor leads though to a spacious living-dining room featuring stone flagged floors, a superb contemporary shower room with WC, a breakfast-kitchen with a range of bespoke hand-built units and worktops, and a range cooker. The reception hall also links through to the commercial kitchen and pub. To the first floor, there are 3 en-suite double bedrooms, and the landing that connects the extension to the Grade II Listed part of the property.

Outside

Outside there is extensive parking and outdoor space,

with flagged patio areas to the rear and front and both enjoying fine views across The Forest of Bowland.

Services

The commercial part of the building and extension is fully exempt from Business Rates under current legislation. The residential living accommodation over the public house is classed as domestic and is BAND A for council tax.

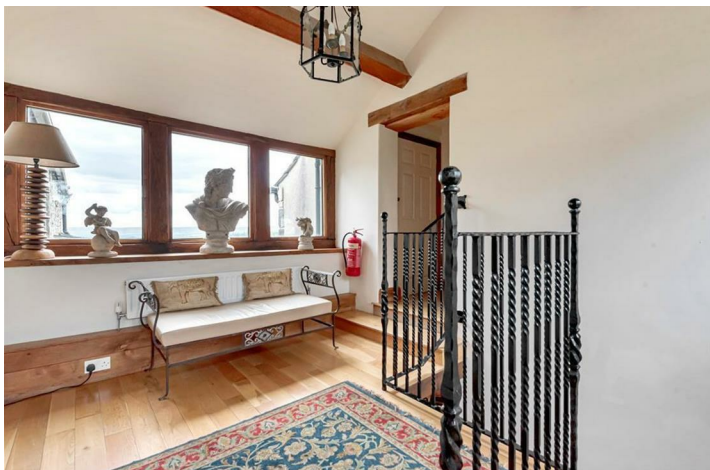
The property is connected to mains water and electricity, and drainage is by way of a septic tank for the pub and mini-sewage treatment plant for the extension.

Vendors View

We moved here over 18 years ago, it is so peaceful and tranquil, it's just beautiful listening to the birds during the day and the owls at night whilst sitting out looking across the fells from our elevated location. We are right in the heart of Gisburn Forest. We are keen mountain bikers/ E bikers, and we ride straight out of the driveway onto the purpose-built mountain bike trails in and around the forest without ever touching tarmac! It's in such a fabulous location that we have even hosted product launches and demo days for world leading mountain bike manufacturers. The area also attracts many cyclists and walkers who love to enjoy this Area of outstanding natural beauty. We hope that you will love it just as much as our family have done.

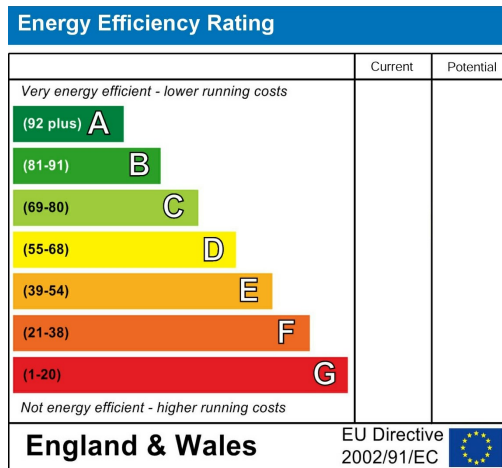
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Skipton Office on 01756 700544 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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HERE TO GET *you* THERE

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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