



# Town Head Barn

Buckden, Skipton, North Yorkshire, BD23 5JA



Robin Jessop



# A DETACHED STONE BARN CONVERSION WITH FOUR BEDROOMS IN A POPULAR DALES VILLAGE

- Detached Stone Barn Conversion
- Subject to National Park Local Occupancy Restriction
- Potential Holiday Let
- Upside Down Layout
- Stunning Views
- Central Village Location
- A Rare Opportunity
- Guide Price: £299,950

## SITUATION

Grassington 10 miles. Leyburn 16 miles. Skipton 17 miles. The A59 & A65 are accessible from Skipton and bring the larger centres of Harrogate, Ilkley and Leeds within commutable distance.

The property is beautifully situated on the fringe of the popular village of Buckden, nestled in the heart of Wharfedale. Buckden is a traditional dales village with a village store and public house which serves meals. The location is quiet yet accessible with a bus service running through the village. There are many miles of walking on the door step and the village is part of the Dales Way walk which is very popular.

## DESCRIPTION

Town Head Barn briefly comprises a traditional stone built barn conversion which needs some updating but offers immediate potential as a family home. The property is subject to a Local National Park Occupancy restriction (106 Agreement) but can also be used as a holiday let if required.





The accommodation is set across two floors and briefly comprises two bedrooms and a bathroom on the ground floor. To the first floor there is a living room with dining area, a well equipped kitchen, and two double bedrooms with ensuite bathrooms.

To the outside of the property, there is an attached garage with a flat roof which provides potential as a raised garden for potential al-fresco dining. There is also an integral garage which provides sound dry storage facilities for bikes and a changing room/bootroom. This has potential to be converted to provide further ground floor accommodation if required (subject to planning). There is also a separate walled garden situated in the centre of the village which is available as a separate lot.

## GENERAL REMARKS & STIPULATIONS

### VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 0196622800 or 01677 425950

### OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

### MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

### METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

### WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property. **///banks.numeral.manage**

### PLANNING

Decision Notice C/13/3H. Full planning permission has been granted for change of use for residential accommodation or holiday let accommodation subject to a 106 (local occupancy) agreement. Further details are available upon request or via





the Yorkshire Dales Planning Portal.

#### FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

#### BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure. The further separate garden area of land situated within the village is shown separately on this plan, also edged red.

#### TENURE

Freehold with vacant possession.

#### BUSINESS RATES

Rateable Value £2850 (April 2023 – Present). This will change to council tax once the property is converted into a dwelling.

#### SERVICES

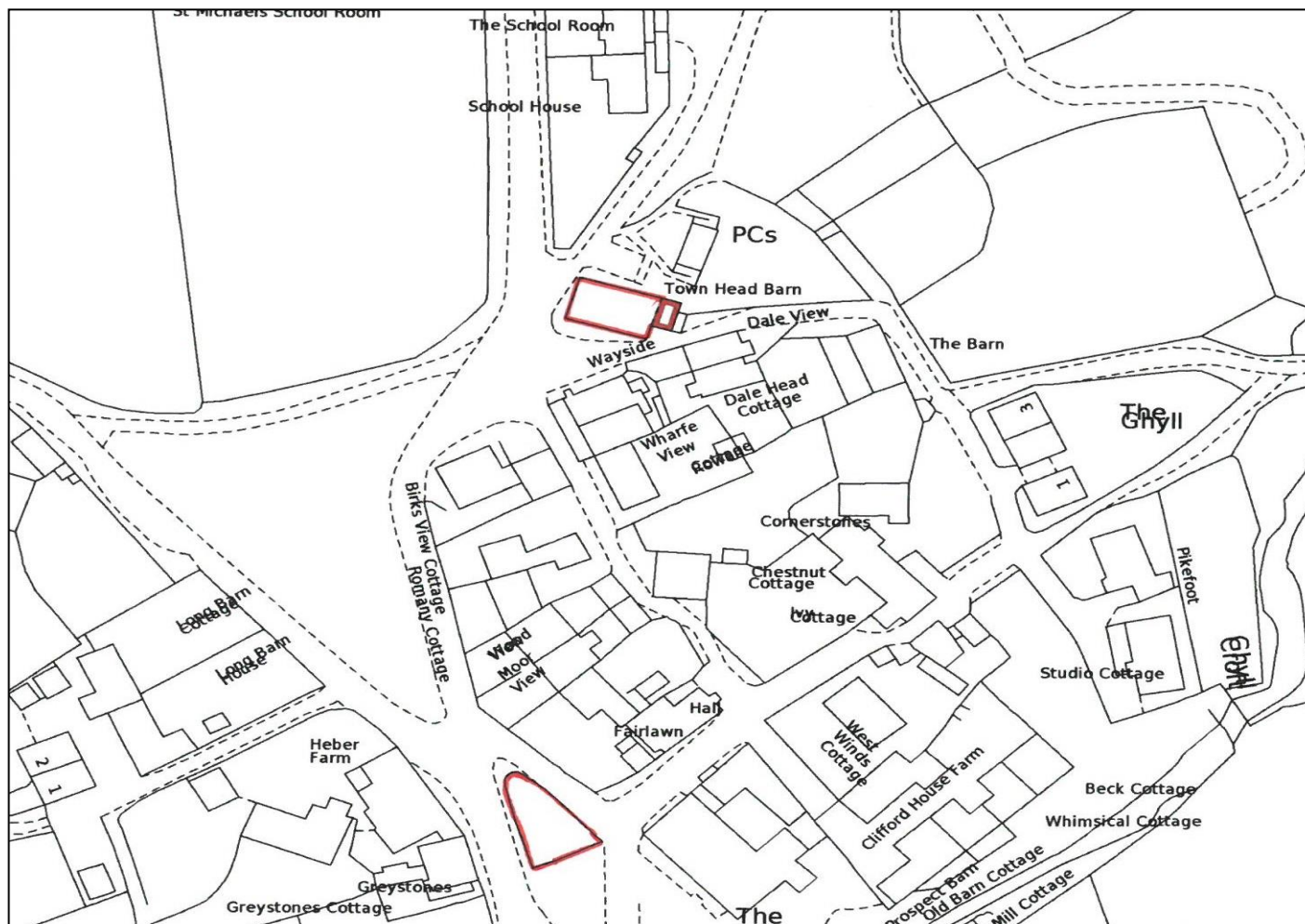
Mains electricity. Mains water. Mains drainage. Electric heating. Broadband connection available.

#### LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780

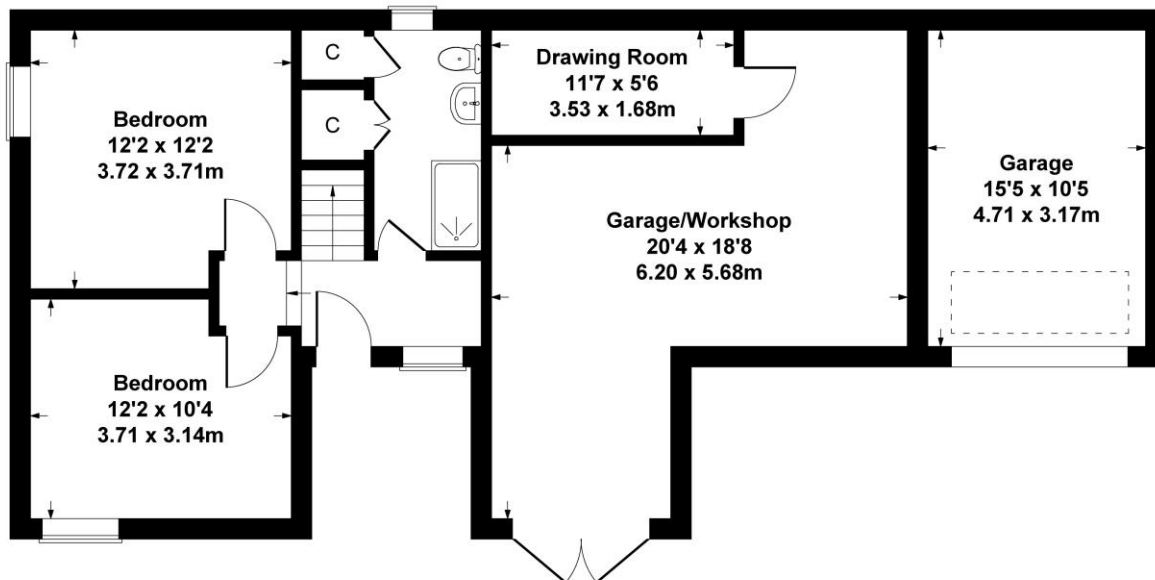
#### LOCAL PLANNING AUTHORITY

Yorkshire Dales National Park Authority, "Colvend", Hebden Road, Grassington, Skipton, North Yorkshire, BD23 5LB

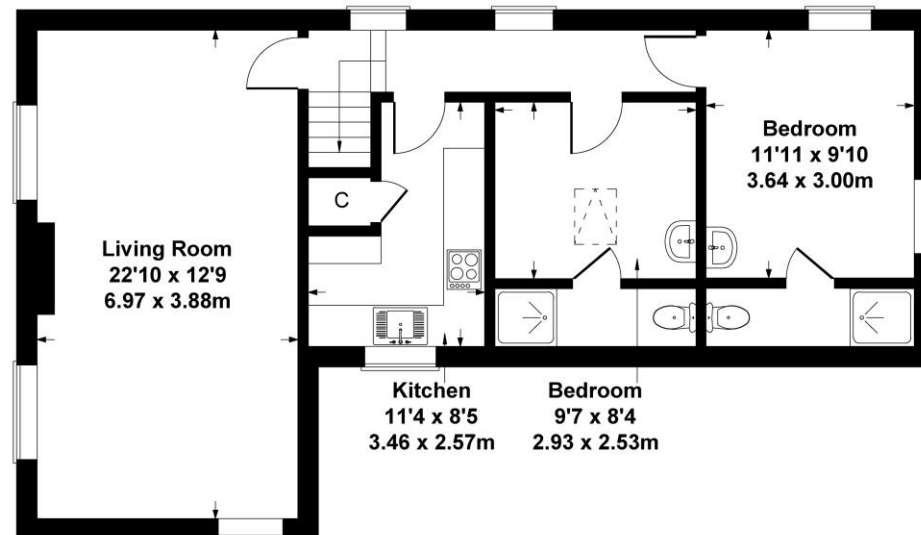


# Town Head Barn, Buckden

Approximate gross internal area  
House 108 sq m - 1163 sq ft  
Garage/Outbuilding 50 sq m - 538 sq ft  
Total 158 sq m - 1701 sq ft



GROUND FLOOR

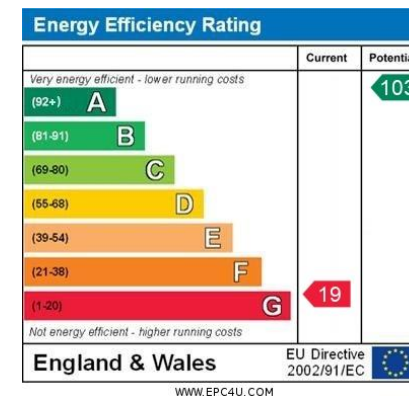


FIRST FLOOR

## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



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