



The Barn

Appersett, Hawes, North Yorkshire, DL8 3LN



Robin Jessop

A STUNNING DETACHED FAMILY HOUSE WITH PLANNING PERMISSION FOR EXTENSION, LARGE GARDENS, PARKING & GARAGING

- Detached Family House
- Spacious Accommodation
- Three Double Bedrooms
- Well Presented & Appointed Throughout
- Large Gardens & Grounds Extending to 0.4 Acres
- Gravelled Driveway Parking & Single Garage
- Planning Permission for a Two Storey Extension
- Stunning Views
- **Guide Price Range: £600,000 - £650,000**

SITUATION

Hawes 1 mile. Sedbergh 15 miles. Leyburn 16 miles. Ingletton 17 Miles. Kendal 26 miles. Northallerton 35 miles.

Appersett is a small rural hamlet just a short drive or walk from Hawes. Hawes is a popular market town within the Yorkshire Dales National Park which offers a range of shops, cafes, and four public houses as well as the famous Wensleydale Creamery.

The location is rural yet accessible for the larger centres of Sedbergh, Kendal and Northallerton. There is also a main railway line at Garsdale with regular trains running to Leeds and Carlisle.

The location is peaceful adjacent open fields to the rear with red squirrels often seen in the garden and locality.

DESCRIPTION

The Barn briefly comprises a stunning and substantial family house which stands well at the West End of the village. The property has been beautifully updated and maintained throughout with a former commercial garage being incorporated into the accommodation in 2016.

The ground floor is entered into via the dining room which has a multi-fuel burning stove and features wooden flooring running



throughout. There is a modern kitchen diner with a granite topped central island which features a good range of fitted wall and base units which are complemented by oak worktops. There are appliances including a Range cooker, integrated dishwasher and space for a freestanding fridge freezer. Usefully, just off the kitchen is the utility area with a separate ground floor shower room and a separate boiler room.

Completing the ground floor there is an impressive living room with vaulted ceiling with exposed beams and a mezzanine above which is used as a home office with bespoke oak storage. This room is dual aspect and features a wood burning stove. There is also a ground floor bedroom with an ensuite shower room which is perfect for guests.

To the first floor there are two further double bedrooms, one of which has fitted wardrobes. The modern house bathroom completes the accommodation and comprises a WC, basin and bath with shower over.

Externally the property is complemented by generous gardens to the side and rear. There is ample lawn, raised flower and vegetable beds, trees and shrubs which are all enclosed by walled boundaries. The gardens provide an excellent space for relaxing and enjoying the wildlife including red squirrels. There is ample parking on the graveled driveway with a single garage providing additional covered parking or excellent storage.

Uniquely, the property does have the benefit of planning approval on the west side for a two storey extension to create two further ensuite bedrooms. The property is therefore very suitable for a growing family, those with dependent relatives or those wishing to run a B&B business (subject to necessary consents being obtained).

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 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.

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

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.

///array.wider.partner

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band E.

SERVICES

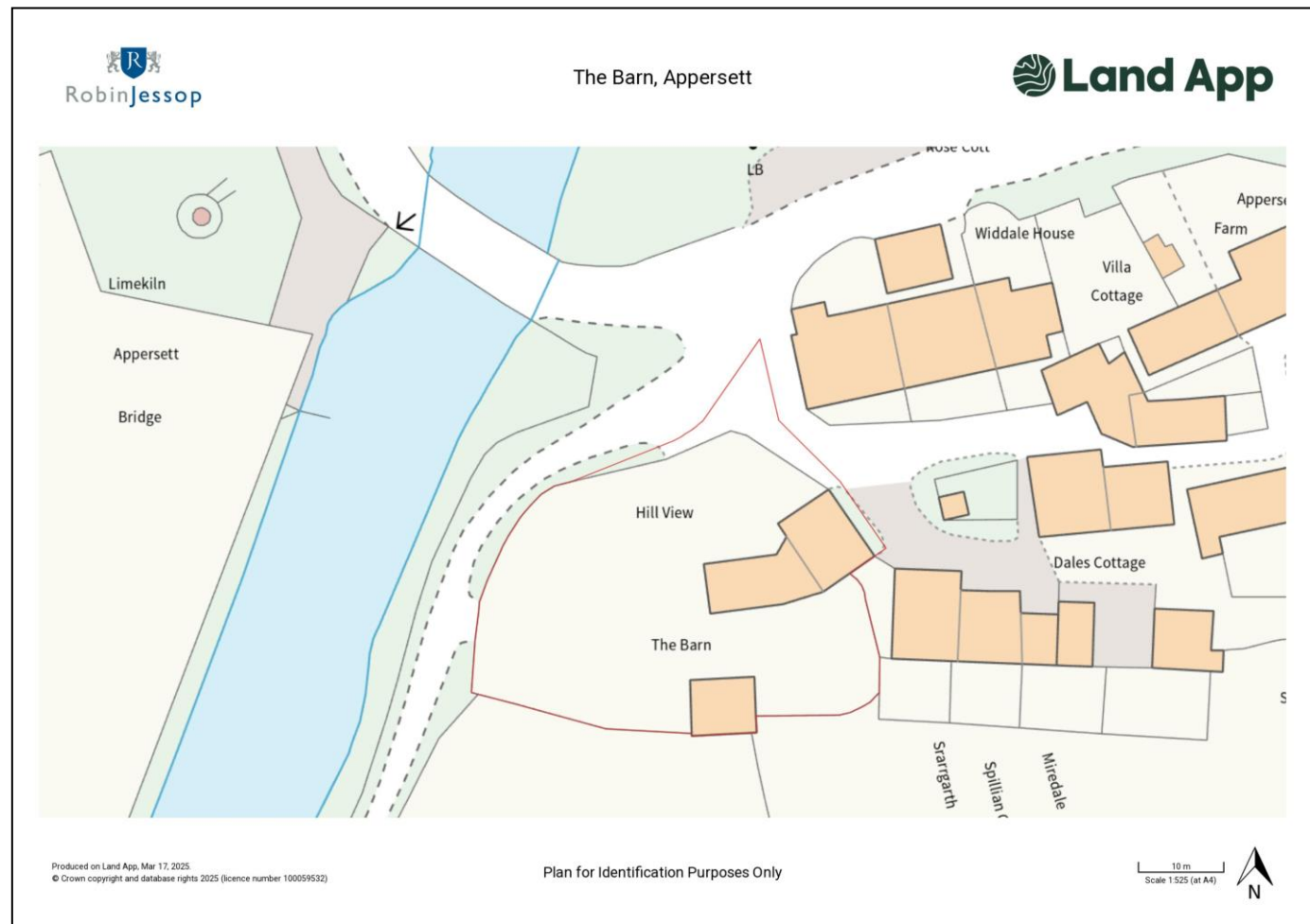
Mains electricity. Mains water. Mains drainage. Oil fired central heating. Broadband connection available.

LOCAL AUTHORITY

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

LOCAL PLANNING AUTHORITY

Yorkshire Dales National Park, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL. TEL: 01969 652300

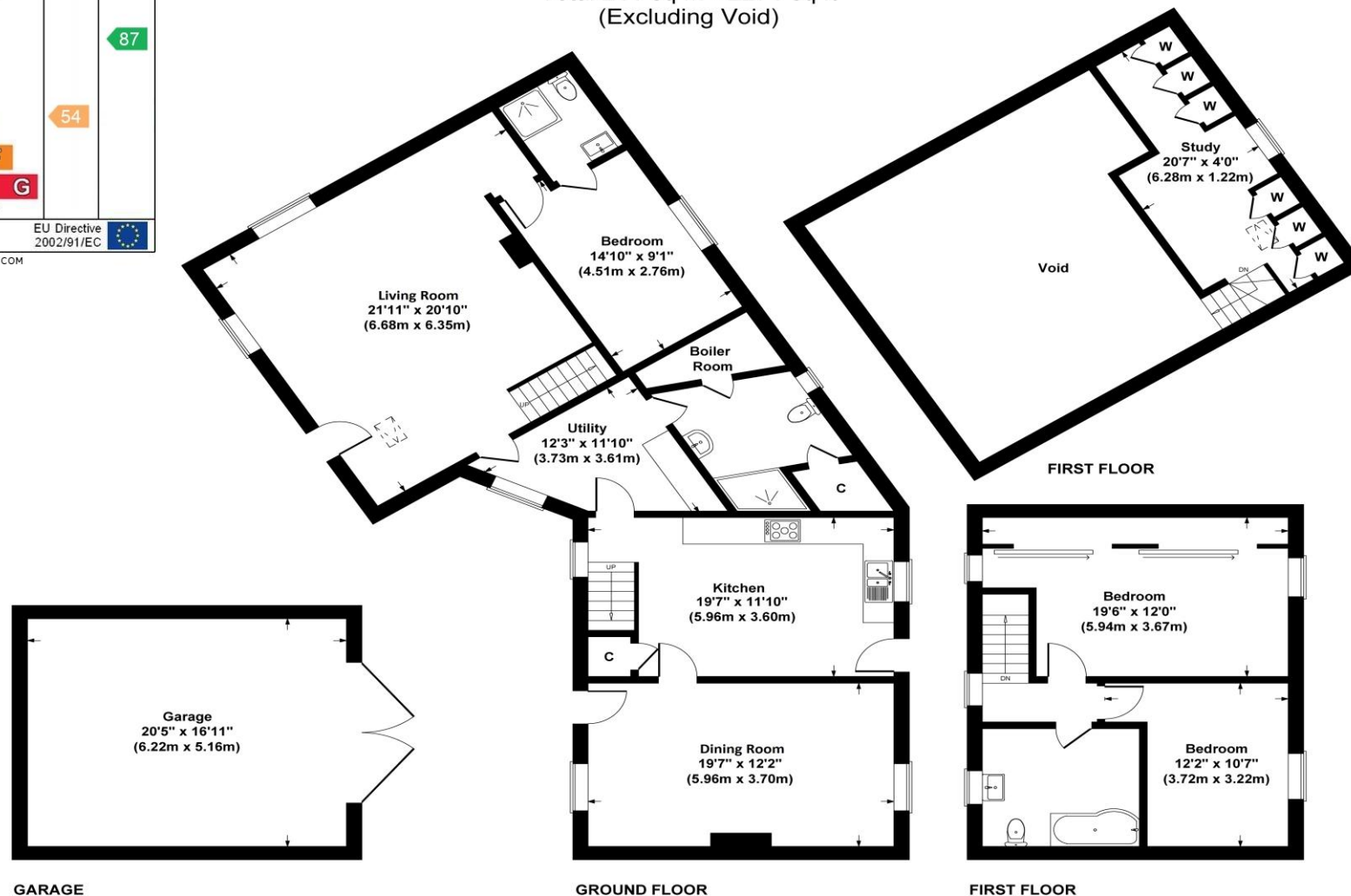


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Approximate gross internal area
House 179 sq m - 1927 sq ft
Garage 32 sq m - 344 sq ft
Total 211 sq m - 2271 sq ft
(Excluding Void)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



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.

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