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DAVID HILL



Aireview Farm Cononley Keighley BD20 8JZ

A delightful traditional Grade II Listed smallholding offering tremendous scope for redevelopment comprising a three bedroom farmhouse of real character requiring refurbishment throughout, a substantial adjoining stone barn together with yard, gardens and about 6.5 acres of land.

Convenient position in the heart of the popular village of Cononley just 4 miles south of the market town of Skipton

Guide Price £550,000

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• Skipton 4 miles • Colne (M65) 10 miles • Ilkley 11 miles • Bradford 15 miles • Leeds 25 miles

Location

Aireview Farm is conveniently located within the popular village of Cononley in the Aire Valley with amenities which include a village store, a primary school, two inns and a village institute. Cononley also has a railway station with regular services to Skipton, Bradford and Leeds and enjoys good links by road. A much wider range of services can be found in the nearby busy market town of Skipton including shops, a market operating four days a week, a well equipped leisure centre with swimming pool and highly regarded secondary schools at Skipton Girls High and Ermysteds Grammar.

Description

Aireview Farm represents an exciting and increasingly rare opportunity to acquire a traditional Grade II listed small holding in pretty much its original unaltered form retaining charm, character and a number of interesting original features including mullion windows and an Inglenook style fireplace.

The property offers huge potential in terms of refurbishment and redevelopment with scope to extend into all or part of the stone barn, subject to planning and listed buildings approval.

The adjacent 6.5 acres of land not only provides control and security over the immediate surroundings but will appeal to those with equestrian or hobby farming interests.

Farmhouse

The house is entered into a hallway with quarry tiled floor and a beam and boarded ceiling. There is a separate under stairs store. A step down from the hall gives access to a generous through living room with an open fire in a painted surround with a cast iron inset and beams to the ceiling. Across the hall from the living room is the snug/dining room the focal point of which is the exposed stone inglenook style fireplace with bread oven to one side and various alcoves. A solid fuel stove has been incorporated with back boiler providing basic heating. There are stairs to the first floor. Beyond the snug/dining room is a lean-to kitchen with work surface, base units, stainless steel sink and electric cooker point. Feature alcove.

The first floor landing with beams and mullion window gives way to a bathroom and three bedrooms. The bathroom has a cast iron bath, w.c with high level system and a bracket wash basin. Beamed ceiling and mullion window. Bedroom 1 has a shower cubicle with electric shower unit, fitted wardrobes and a built in cupboard. Bedroom 2 has access to loft storage space and Bedroom 3 at the back of the house has a roof light.

Outside

Adjoining the house is a substantial stone barn with the main body of the building open full height to the roof. To one side of the barn opening is a separate stable box with office/store above. To the other side is a workshop and store with loft over.

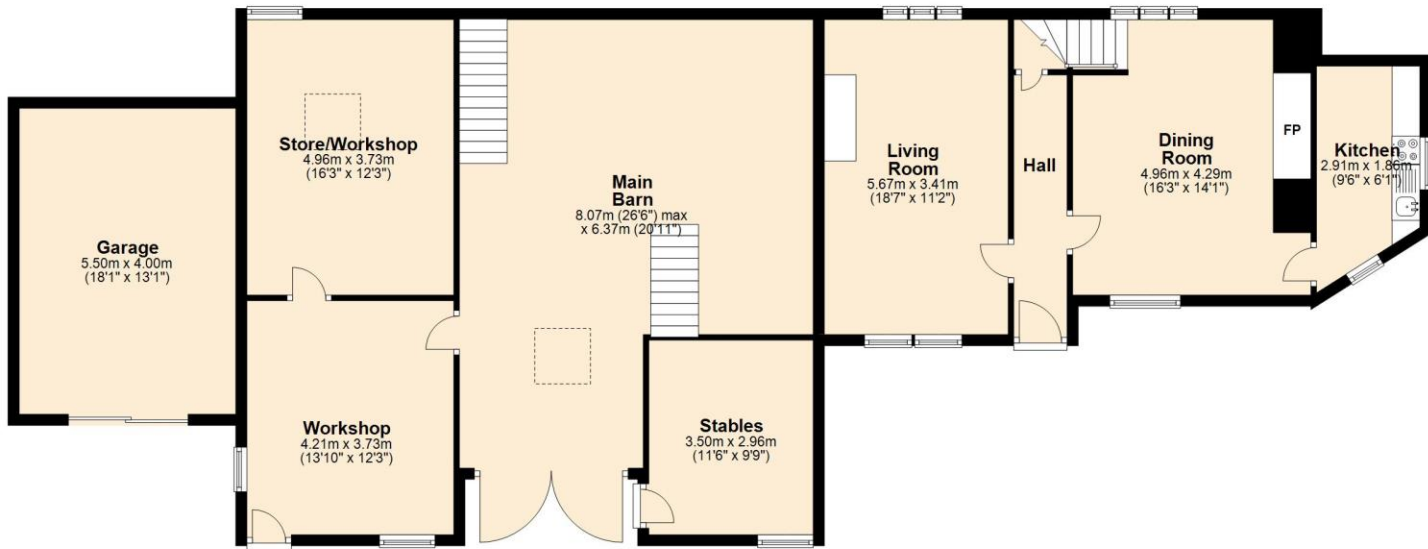
In front of the barn is a useful yard area providing plenty of parking with a path leading in front of the house and kitchen to a large garden area with a super outlook over the neighbouring farmland and countryside beyond.

A separate gate from the road gives access to the land extending in total to approximately 6.5 acres of steeply sloping pasture divided into two fields.



Ground Floor

Approx. 163.4 sq. metres (1758.5 sq. feet)

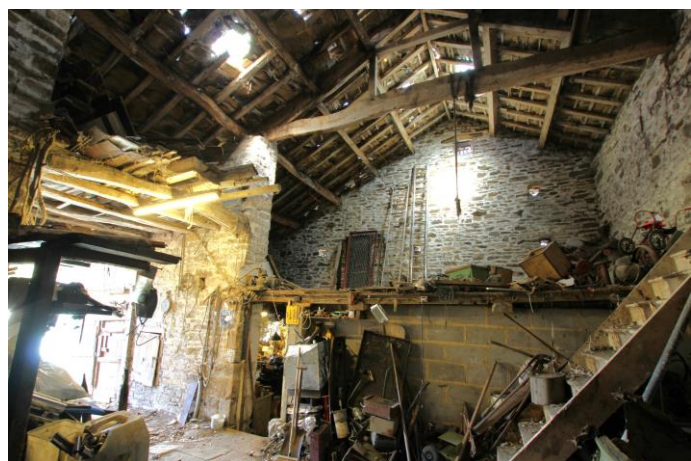


First Floor

Approx. 133.0 sq. metres (1431.9 sq. feet)



Total area: approx. 296.4 sq. metres (3190.5 sq. feet)





Restrictions

The land is sold subject to a development overage clause that will entitle the vendor and their successors in title to 50% of any uplift in value generated by the grant of planning permission. The overage clause will be for a term of 30 years.

Wayleaves, Easements and Rights of Way

The land is sold subject to all wayleaves, easements and rights of way both public and private which might affect the land.

Services

We understand the property to be connected to mains water, mains drainage and main electricity. Partial heating to radiators from back boiler in the stove.

Energy Rating

Exempt due to listing

Tenure

Freehold. Vacant possession on completion.

Council Tax

Band E (North Yorkshire Council)

Directions

From Skipton head south on Keighley Road for about 2 miles to the junction at Cononley Lane Ends and turn right onto Cononley Lane. Follow the road down into the village over the level crossing at Cononley Station and continue past the station for about 300 metres turning left onto Crosshills Road at the village store. Continue on Crosshills Road for about 250 metres where Aireview farm can be found on the right. A David Hill for sale sign has been erected.

The New Ship, Mill Bridge, Skipton, BD23 1NJ

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