

01756 795621  
www.david-hill.co.uk

DAVID HILL



## **Ghyll Syke Barn Bell Busk Skipton BD23 4DU**

An impressive semi detached traditional stone barn benefiting from full planning permission for conversion to form a generous four bedroom family home with detached double garage and delightful views over open countryside.

Convenient rural position just 7 miles north west of the popular market town of Skipton.

**Guide Price £325,000**



# Ghyll Syke Barn Bell Busk Skipton BD23 4DU

• Gargrave 3 miles • Skipton 7 miles • Colne (M65) 14 miles • Harrogate 30 miles • Leeds 34 miles •

## Location

Ghyll Syke Barn is situated a short distance to the north of the small village of Coniston Cold, close to the Coniston Country Estate Hotel, Spa and Health Club, on the edge of the Yorkshire Dales National Park.

The busy village of Gargrave lies 3 miles to the east offering a useful range of services including a primary school, pubs, a church and Co-op store. The railway station provides regular services to Skipton, Leeds and Bradford and a daily service to London Kings Cross.

The popular market town of Skipton to the south east offers a more comprehensive range of services including highly regarded secondary schooling at Skipton Girls' High School and Ermysted's Grammar.

## Description

Enjoying a prominent roadside position backing onto open countryside is the attractive traditional farmstead of Ghyll Syke which comprises Ghyll Syke Cottage, a substantial adjoining stone barn and a further detached more modern agricultural building.

The cottage and agricultural building have recently been sold with both undergoing comprehensive programs of renovation and conversion to create separate family homes.

The last remaining property, Ghyll Syke Barn, has full planning permission for conversion to form a separate dwelling, which being located just outside the National Park, is not subject to any form of local occupancy restriction.

## Ghyll Syke Barn

This attractive traditional stone barn retains a wealth of interesting original features including impressive timber roof trusses, exposed stone work and plenty of original openings.

Full planning permission for the conversion of the stone barn to form a dwelling and the construction of a new garage was approved by Craven District Council on the 28<sup>th</sup> February 2023. Application No. 2022/23878/FUL.

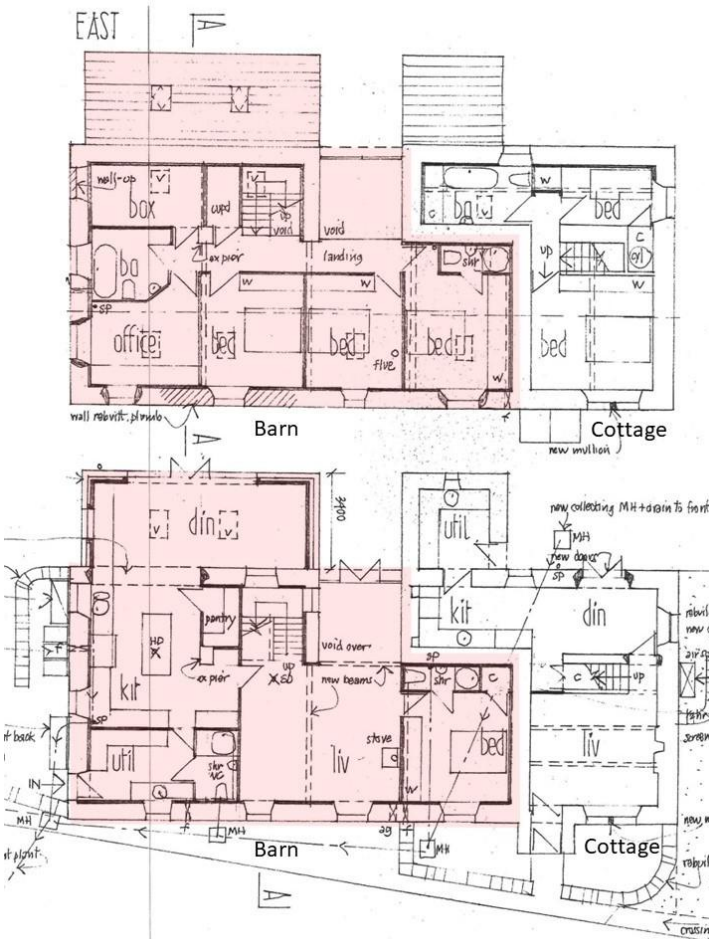
The approved scheme provides accommodation over two floors which briefly comprises the following.

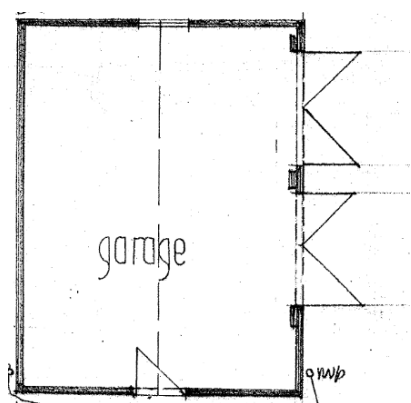
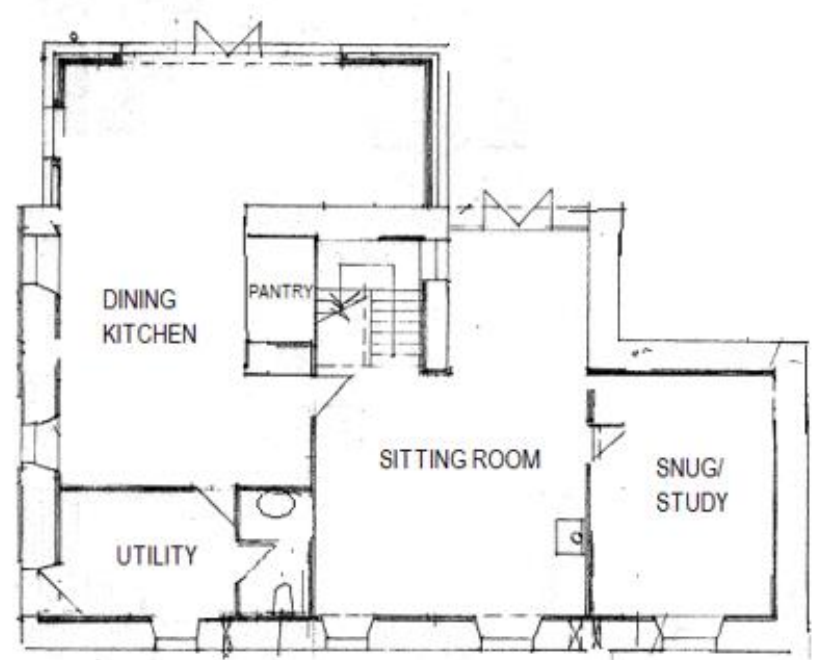
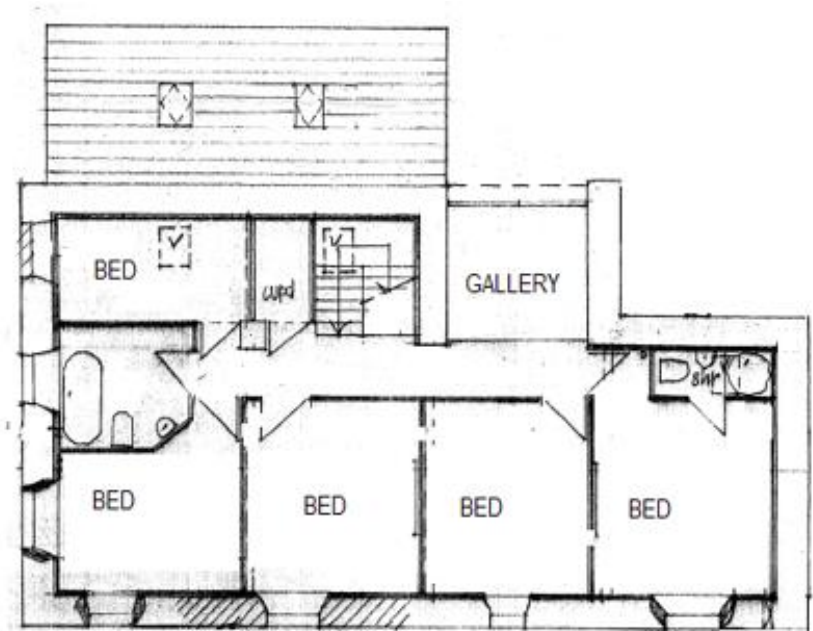
**Ground Floor:** Entrance hall, living room, bedroom one (ensuite), kitchen with dining room extension, utility/Boot Room with separate shower room.

**First Floor:** Landing, bedroom two (ensuite), two further bedrooms, office, box room and a house bathroom.

**Outside:** Detached double garage, private parking and gardens.

Approximate Gross Internal floor Area (excluding garage) 218 m<sup>2</sup> (2337ft<sup>2</sup>).





Proposed Alternative Floor Layout







**Services**

Mains electricity is connected to the barn.  
The purchasers will be responsible for making their own connection to mains water and installing their own package treatment drainage system.

**Tenure**

Freehold

**Viewing**

By appointment with the agents.

**Directions**

From Skipton head north on the A65 signed The Lakes and Kendal. Continue on the A65 passing through the village of Gargrave to Coniston Cold turning right in the centre of the village signed Bell Busk/Malham. Continue for about 750 metres where Ghyll Syke Barn can be found on the left. A for sale sign has been erected.

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

info@david-hill.co.uk

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