

EAST KETTLESBECK

£750,000

Eldroth, LA2 8AN

Seeking a quieter life? A stone and slate, detached former farmhouse enjoying a wonderful rural location, splendid countryside views with glimpses of Pen-y-ghent and Ingleborough, delightful gardens, outbuildings and land.

Now ready for a complete refurbishment, the versatile accommodation is spacious with porch into living/dining room, kitchen, hall, larder, utility room, study/bedroom 4, shower room and integral double garage, as well as a first floor sitting room, three double bedrooms and a house bathroom. Attached open fuel store, a detached former shippin, potting shed and garden store. Gated private drive, excellent parking and turning and generous, mature gardens with lawns, pond, stream, rockery, wooded area, elevated seating terrace, trees, shrubs, orchard and wooded bank leading down to Kettles Beck. Adjacent parcel of pastureland and woodland with separate roadside access, c. 5.60 acres (2.26 hectares).

Peace and tranquillity, the perfect rural idyll in the beautifully scenic Forest of Bowland National Landscape.





Welcome to **EAST KETTLESBECK**

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Here's our **TOP 10** reasons to love **East Kettlebeck**:

- 1. Escape to the country** - c. 0.4 miles up a private lane, in an enviable, elevated rural location in the Forest of Bowland National Landscape and enjoying splendid countryside and garden views as well as glimpses of two of the Yorkshire Dales Three Peaks, a detached stone and slate farmhouse.
- 2. Immense potential** - whilst ready to move into, there is an opportunity to refurbish and reconfigure the current layout. Set in a generous plot, there is also huge scope to enhance further with an extension (with the relevant consents) as there is certainly the space to do so.
- 3. Character features** with ceiling beams, oak and stone lintels, exposed stone walls, cruck beams in the first floor sitting room and an unusual oak balustrade to the staircase.
- 4. Spacious and versatile accommodation**, with a GIA of c. 2340 sq ft (217.4 sq m including the attached external store). Step inside through the front porch and into a dual aspect living/dining room with a woodburning stove, which is open to the fitted kitchen with base and wall units and integral appliances. An inner hall with larder and utility/laundry room off, provides access to the integral garage. Being open to the apex, the first floor sitting room is triple aspect with lovely far reaching views and a woodburning stove on flagged hearth.
- 5. Bedrooms and bath/shower rooms** - to the ground floor is a small double bedroom/study with fitted wardrobe and a three piece shower room. Off the first floor landing, with airing cupboard and built-in store cupboard, are three double bedrooms; dual aspect bedroom 1 has fitted furniture and splendid views of Pen-y-ghent and bedrooms 2 and 3 have built-in wardrobes. There is also a three piece house bathroom.
- 6. Garaging and parking** - the gated private drive and parking area provides excellent parking provision; there is also an integral double garage with sliding doors and cold water tap.
- 7. Useful outbuildings** - to the north of the house, is a stone and sheeted former shippon, c. 42'6 x 25'6 (13m x 7.8m). There is a detached garden store/potting shed with cold water tap, a former privy and attached to the property itself, an open fronted store.
- 8. Delightful wrap around gardens** with lawns, spring bulbs, lightly wooded area, rockery, pond, stream, elevated seating terrace, well-stocked borders and beds and a small orchard.
- 9. A parcel of woodland** extends to about 3.10 acres (1.25 hectares) and comprises a mixture of deciduous and coniferous tree species. The woodland is located on a steep bank down to Kettle Beck.
- 10. The pastureland** - c. 5.60 acres (2.26 hectares) bounded by drystone walls, has its own direct access off the adjoining lane. The land would be of interest to those with an aspiration to own a small holding, equestrian use, diversification projects or an interest in nature and conservation.







Expanses of sky above dramatic sweeps of open moorland, gentle and tidy lowlands, criss-crossed with dry stone walls and dotted with picturesque farms and villages.

An extract from the Visit Lancashire website perfectly describing the Forest of Bowland National Landscape

The beautifully scenic Forest of Bowland National Landscape lies mostly in north-east Lancashire, with a small area across the border in North Yorkshire, where **Eldroth** is located. A small and attractive, scattered hamlet on a quiet country lane with access at several points onto the A65, it's ideal for commuters seeking an idyllic haven and to escape the daily hustle!



Nearby **Austwick** (4.6 miles) offers a church, post office/village store, primary school, village hall, tennis/bowls sports club, The Gamecock Inn and the well-respected Traddock Country House Hotel. The village also plays host to the annual Cuckoo and Street Festival.

Giggleswick (4.8 miles) is a Conservation Area village with a railway station (on the Leeds to Morecambe line), historic church, two pubs, golf course (a 9 hole course nestling in a bowl at the foot of Giggleswick Scar), a limestone crag popular with climbers and a children's play park. Giggleswick is also home to the well-regarded independent boarding and day school catering for children from the age of 2-18. It is also within walking distance of the popular market town of **Settle** which offers a full range of commercial, educational and recreational amenities (including an all important Booths supermarket!)

Ingleton (8.3 miles) is more of a tourist destination with a choice of eateries, gift shops, the Mason Arms public house, the excellent Seasons Bakery, an outdoor heated pool (open May to September), primary school, church, doctor's surgery as well as the fabulous Waterfalls Walk. For general supplies there's a Co-op and an Asda Express/petrol station.



The attractive Lune Valley market town of **Kirkby Lonsdale** (15.7 miles) is extremely popular and offers an abundance of independent shops, restaurants and pubs, a post office, a weekly market and a Booths supermarket and Boots Chemist.

Stunning fells and crags are all around, it's the perfect natural playground if you love any aspect of outdoor life. The **Yorkshire Dales National Park** is nearby and the area is exceptionally popular for walkers, cyclists and cavers with the Three Peaks (Ingleborough, Pen-y-Ghent and Whemside) and White Scar Caves all close by. Windermere, in the Lake District, is 35.9 miles distant.

Connectivity

By air - airports at Leeds Bradford (39.1 miles), Manchester (68.9 miles) and Liverpool (81.4 miles).

By train - Lancaster station on the main West Coast Line (24.2 miles) with direct trains to London, Manchester and airport, Birmingham, Glasgow and Edinburgh. Clapham station (5 miles) on the Leeds to Morecambe line and Settle station (5.9 miles) on the scenic Settle to Carlisle line.

To find the property - from the A65 heading towards Settle, turn right signposted Eldroth (opposite the third turning into Austwick). At the 'T' junction turn left signposted Eldroth and follow the road into the hamlet. At the 'V' junction before the small chapel, bear right onto School Lane (signposted Kettlebeck).

Proceed for 0.8 miles and turn right, signposted Kettlebeck and continue for a further 0.5 miles. Take the third turning on the left over the cattle grid (after passing Old House and Chapman Bank) and continue for 0.4 miles and East Kettlebeck is on the right hand side.

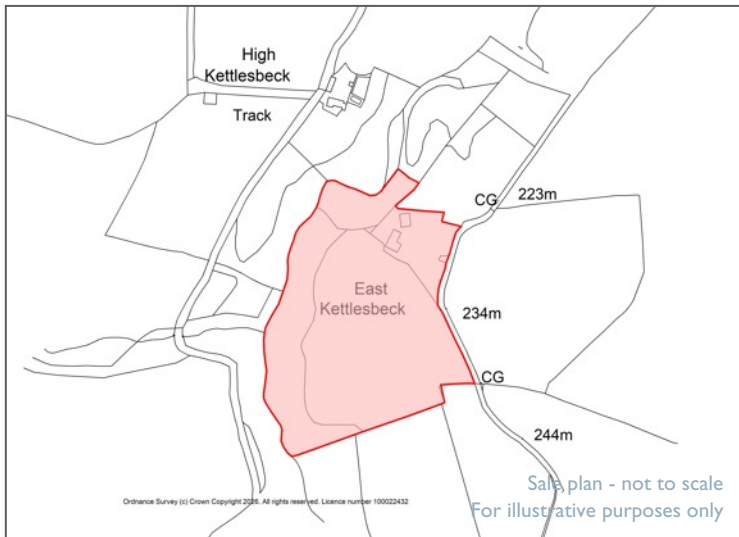
What3words reference: ///latitudes,neon.enrolling will take you to the entrance gate



Services and specifications

- Mains electricity
- Oil fired central heating
- Private water supply from a borehole with water purification system
- Private drainage to a septic tank located within the property's boundaries
- Wood burning stoves in the dining and sitting rooms
- Double glazed windows in wood frames
- B4RN Broadband connected - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website b4m.org.uk
- External lighting





The finer details

Council Tax

East Kettlebeck is currently banded F for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

North Yorkshire Council

W: www.northyorks.gov.uk

Please note

- A public footpath runs in a northerly/southerly direction through the property and into the paddock to the south, Please ask the agent for further details.
- The private lane is shared by three residential properties (Israel Cottage, Israel Farm and East Kettlebeck) with maintenance split pro-rata. The lane is also used by the local farmers.
- Freehold, with vacant possession on completion

Money Laundering

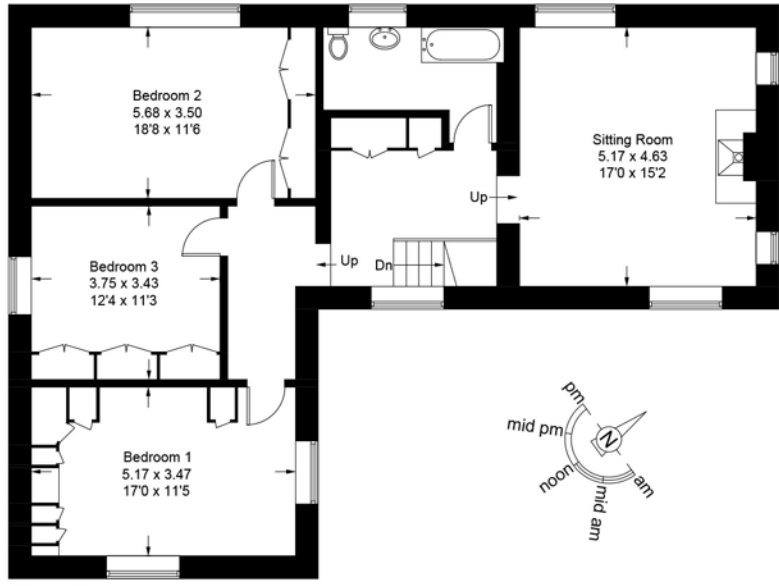
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

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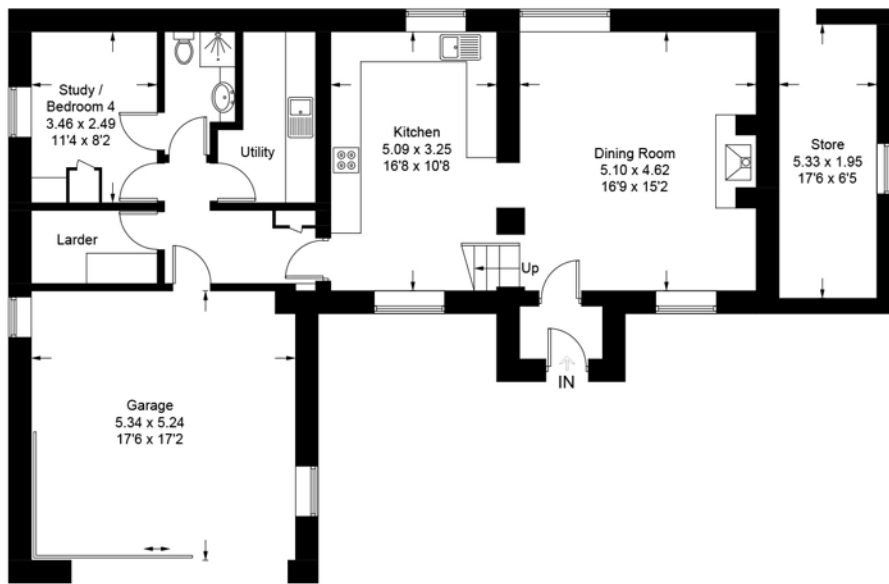
Approximate Gross Internal Area = 206.8 sq m / 2226 sq ft (Including Garage)

Outbuilding = 10.6 sq m / 114 sq ft

Total = 217.4 sq m / 2340 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1293600)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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