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DAVID HILL



Keepers Cottage Peel Park Hellifield Skipton BD23 4LD

A delightful grade II listed detached cottage requiring complete renovation throughout but offering tremendous scope, having planning permission and Listed Building Consent to add a single storey extension. Generous plot with ample space for private parking and gardens.

Wonderful parkland setting with a fabulous rural outlook conveniently located on the edge of Hellifield between the market towns of Settle and Skipton.

Guide Price £250,000

Keepers Cottage Peel Park Hellifield BD23 4LD

• Settle 6 miles • Skipton 10 miles • Clitheroe 15 miles • Colne (M65) 16 miles • Bradford 13 miles • Leeds 36 miles

Location

'Peel Park' is situated on the southerly edge of Hellifield, a thriving, well connected village having a Post Office, Village Store, Church, Social Club, pub and Primary School. The larger nearby market towns of Settle and Skipton provide a broader range of services including supermarkets, shops, eateries and schooling. For its size, Hellifield is relatively well connected having a railway station with regular services to Skipton, Leeds, Morecambe and Carlisle. Access to the wider road network is good with the A65 and A682 passing through Hellifield connecting to the larger local business centres of both West Yorkshire and east Lancashire.

Description

'Peel Park' comprises a small exclusive group of select residences/buildings the focal point of which is 'Hellifield Peel Castle' featured in the Channel 4 television series 'Grand Designs'. This unique group of buildings enjoy a secluded rural position in a most attractive parkland setting being approached from Gisburn Road via a shared private drive.

'Keepers Cottage' is a grade II listed detached house of traditional construction which although now requires complete refurbishment throughout offers tremendous scope to create a characterful family home.

The existing accommodation is arranged over two floors and briefly comprises the following;

The cottage is accessed to the front into a generous family kitchen/dining room having a range of fitted base and wall units with laminate surfaces, sink and tiled splash. A central dining room with useful separate pantry/store gives way to a light and spacious living room with large picture window, open fireplace in a feature surround and stairs leading to the first floor.

The first floor landing gives way to three good sized bedrooms and house bathroom with panelled bath, wash basin and W.C.

Outside, there is a generous parking and turning area in front of the cottage with gardens to three sides. An additional parcel of land extends to the West of the cottage creating a very generous plot.

Planning

As part of Planning Application 42/2002/2575 approved by Craven District Council on 04 June 2003 Full Planning Permission for the addition of a single storey extension to the north gable of 'Keepers Cottage' was approved

Following discharge of pre conditions, the installation of the foul drainage package treatment plant and the construction of passing places, Craven District Council confirmed by letter dated 24 April 2008 that development had commenced and the above planning permission was therefore extant.

Following the recent grade II listing of 'Keepers Cottage', Listed Building Consent was subsequently applied for and approved on the 24 February 2023 by Craven District Council under Application 2022/24235/LBC.

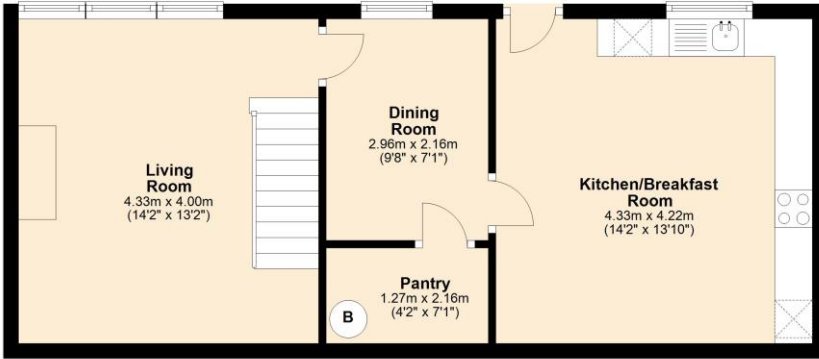
Additional Property

Adjacent to 'Keepers Cottage' is an impressive range of single storey traditional stone buildings known as 'The Granary' which are also currently available for sale through David Hill LLP. 'The Granary' has planning permission and Listed Building Consent for conversion to form three separate smaller dwellings. Alternatively, 'The Granary' offers potential to create one larger single residence served by its own private drive with extended gardens and grounds, benefitting from a stunning southerly aspect.

'Keepers Cottage' and 'The Granary' together will be of particular interest to extended families and friends, who although wanting to be close to one another can still maintain a degree of separation and independence.



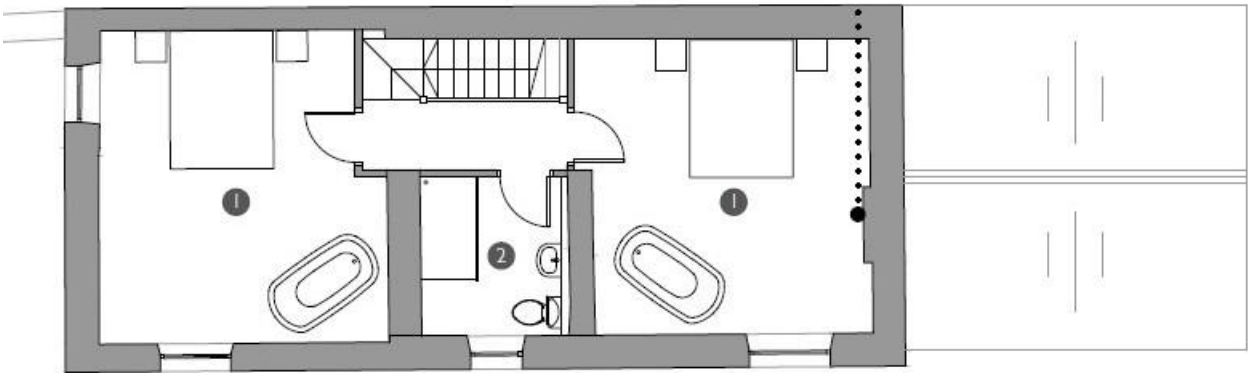
Existing Ground Floor



Existing First Floor

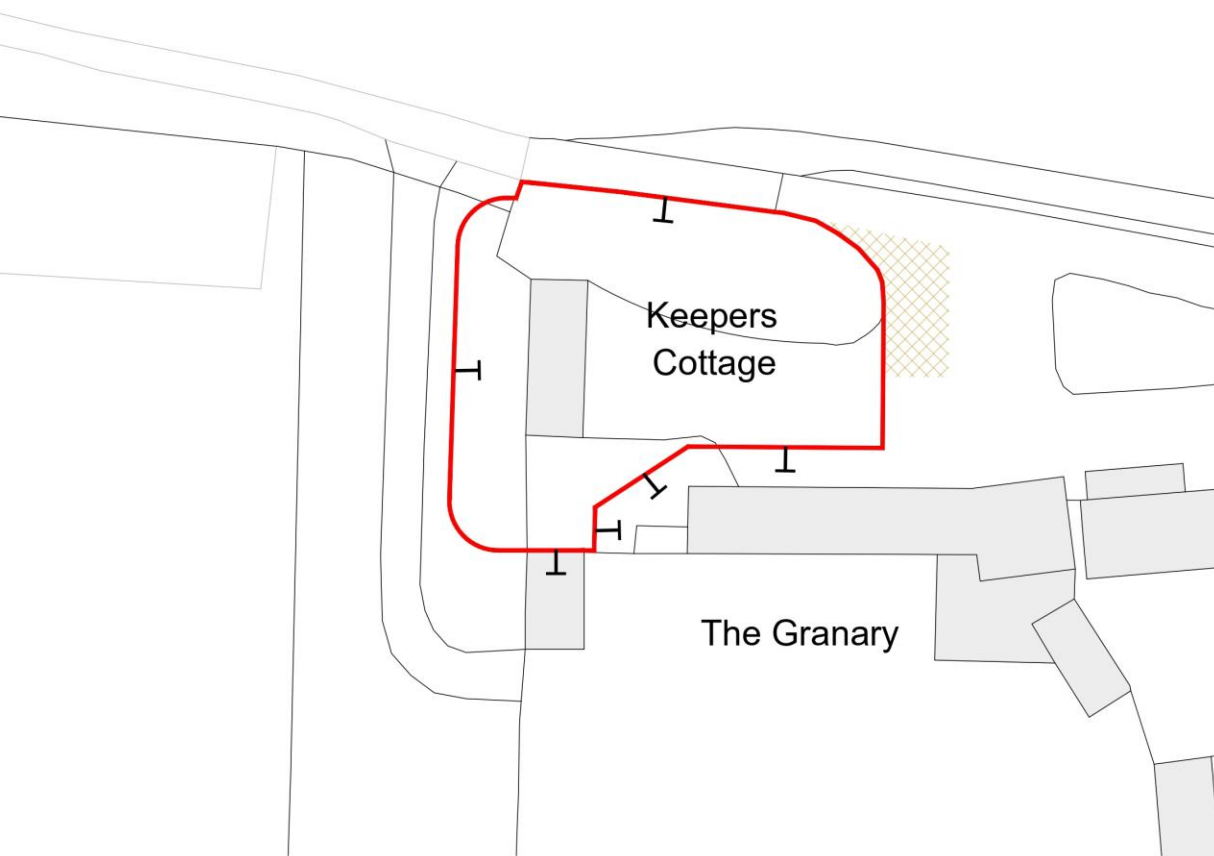


Approved Ground Floor



Approved First Floor





Services

Keepers Cottage is connected to a shared private package treatment drainage system, a shared bore hole water supply and mains electricity. Oil central heating.

NOTE: A Management Company within which Keepers Cottage has a share, retains ownership of and is responsible for the operation, maintenance and repair of the private drainage system, borehole water supply and pump house (including shared pipes and cables) and shared sections of the access drive. The service charge is agreed between the five properties at Peel Park on an annual basis.

Energy Rating

F 31

Tenure

Freehold. Vacant possession on completion

Council Tax

Band D (North Yorkshire Council)

Directions

From Skipton head north west on the A65 for about 8 miles passing through the villages of Gargrave and Coniston Cold before reaching Hellifield. On entering the village continue past the church before bearing left onto Gisburn Road signed to Nelson/Gisburn/Nappa. Follow the road for about 400 metres continuing straight ahead on the sharp right hand bend onto Peel Green (private road). Continue on Peel Green for a further 800 metres where the property can be found on the right. A 'for sale' sign has been erected.

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

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