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DAVID HILL



## Tiber Barn Giggleswick Settle BD24 0JP

*SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION*

A generous semi detached Grade II listed barn conversion offering recently refurbished two bedroom accommodation with additional store room, spacious attached garage with loft above and a pleasant walled garden with views over open farmland.

Private rural position accessed via a shared drive conveniently located to the west of Giggleswick and the larger market town of Settle.

**Guide Price £335,000**

# Tiber Barn Giggleswick Settle BD24 0JP

• Giggleswick 2 miles • Settle 2 miles • Skipton 16 miles • Lancaster 27 miles • Kendal 31 miles

## Location

Tiber Barn enjoys a rural position being part of a small group of buildings known as Farther Rome located approximately 2 miles to the west of Giggleswick and the larger market town of Settle.

Settle offers a good range of amenities and services including independent shops, primary and secondary schools with Giggleswick Independent School in nearby Giggleswick. There is a Booths supermarket and a railway station on the famous Settle to Carlisle line together with good access by road via the A65.

## Description

The property forms part of a larger range of Grade II listed traditional stone barns believed to date from circa 1715. Tiber Barn was granted planning permission and listed building consent to form an agricultural dwelling in 1990 with Condition No 5 of the Decision Notice 5/31/195 restricting the occupation of the property to:

*“persons solely or mainly employed, or last employed in the locality in agriculture as defined in Section 290 of the Town & Country Planning Act 1971, or in forestry, or a dependent of such a person residing with him or her, or a widow or widower of such a person.”*

Tiber Barn benefits from oil fired central heating and double glazing throughout with accommodation over two floors.

The property is entered into a reception hall with stairs to the first floor and understairs storage. There is a useful utility room with stainless steel sink, laminate surface and plumbing for a washing machine below. There is an external door and a door leading to the adjoining garage with separate w.c. and loft storage above. The Worcester oil fired boiler is also located within the garage.

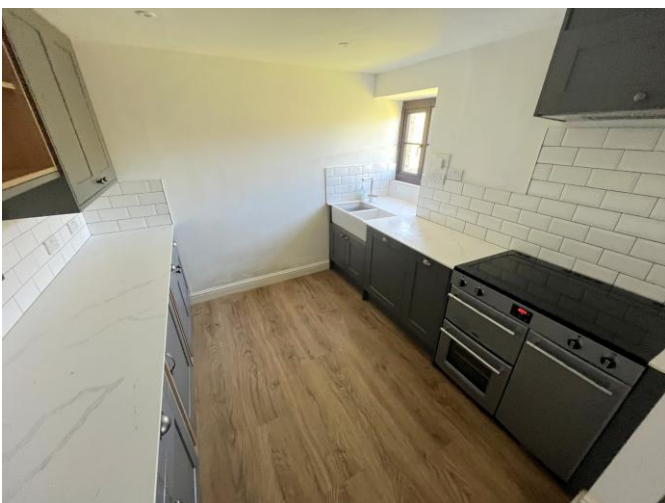
There is a well equipped kitchen with a range of base and wall units, laminate work surface, twin bowl sink with mixer tap and tiled splash, an electric cooker point, an integrated dishwasher and fridge. The kitchen is open to a pleasant dining area.

There is a very generous living room with stove set in stone surround with painted flagged hearth, full height glazed window providing plenty of natural light and an external door leading to a covered seating area and garden beyond.

The galley landing with exposed beams and roof truss gives way to two double bedrooms, one having a useful built in wardrobe. There is a separate office and a further large storeroom/hobbies room having restricted height access. There is a well appointed house bathroom with panelled bath, separate shower with glazed screen, w.c., and pedestal wash basin, half tiled walls and an Airing cupboard.

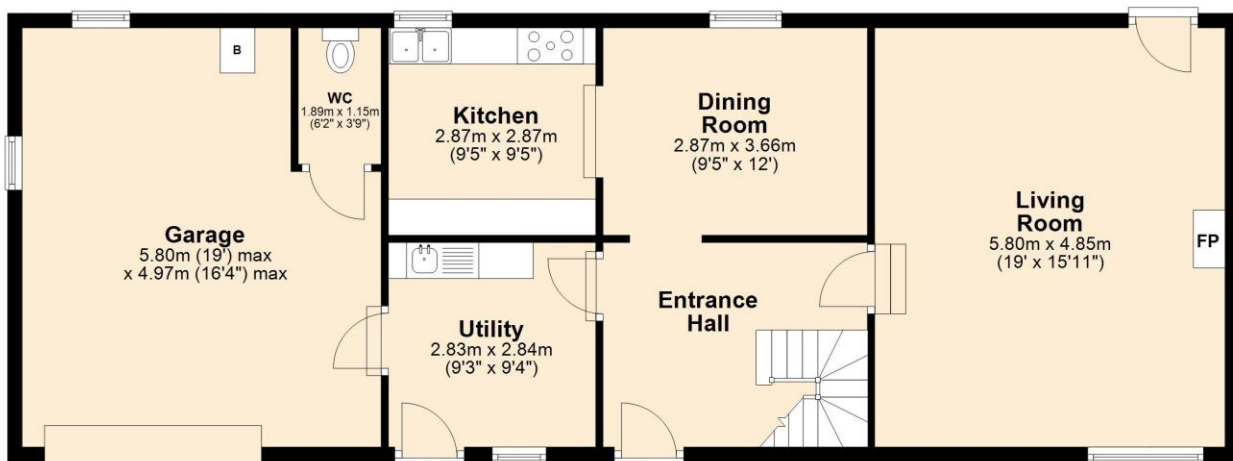
## Outside

To the front is a flagged area suitable for parking. To the rear is a covered seating area with steps down to a flagged path and generous lawn bordered by stone walls.



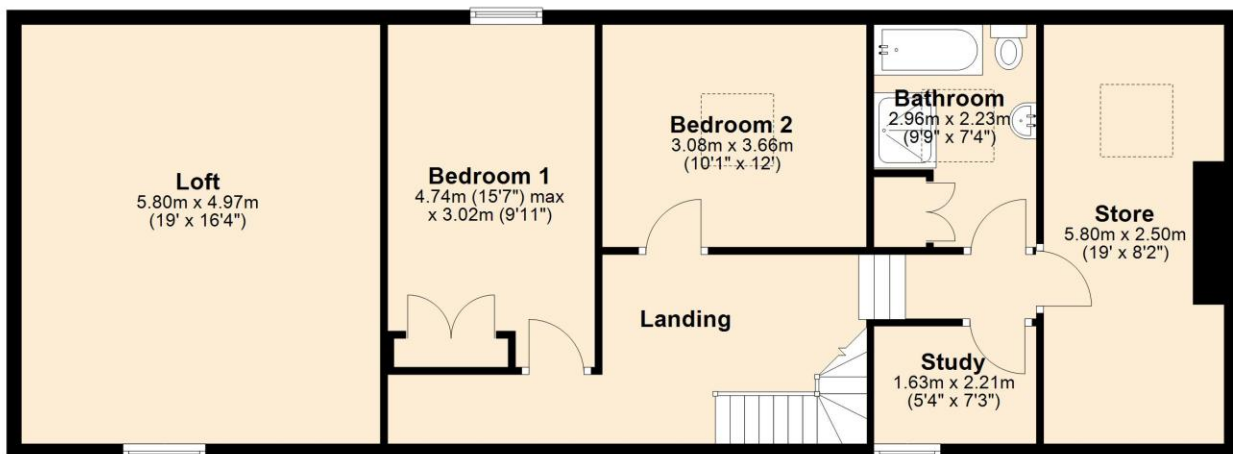
### Ground Floor

Approx. 96.5 sq. metres (1038.6 sq. feet)



### First Floor

Approx. 96.9 sq. metres (1042.9 sq. feet)



Total area: approx. 193.4 sq. metres (2081.4 sq. feet)





### Services

Mains electricity, water from a shared borehole, septic tank drainage. Oil fired central heating. Double glazing.

### Energy Rating

E 42

### Tenure

Freehold. Vacant possession on completion.

### Council Tax

Band C (North Yorkshire Council)

### Viewings

Strictly by appointment only.

### 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.

### Directions

From Skipton, head north west on the A65 passing through the villages of Gargrave, Coniston Cold, Hellifield and Long Preston to the roundabout at Settle. Take the first exit, signed Kendal A65 (Settle bypass) and continue for about 1 mile turning left onto Paley Green Lane opposite the Craven Arms pub. After about 550 metres turn left onto Slorth Gill Lane and continue for about 850 metres turning left onto the drive to 'Rome Houses'. Follow the drive up to the farm bearing right onto the track extending to the side of the buildings and following the bend round to the left. Tiber Barn can be found at the end of the range of traditional stone barns on the right. A David Hill for sale sign has been erected.

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

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