

BRACKENBER FARMHOUSE

Cold Cotes, LA2 8HZ

Lot 1 - Ripe for upgrading, a Grade II Listed period three bedroom farmhouse with no-fuss garden OIEO £225,000

Lot 2 - The Croft, a walled garden with detached building enjoying unspoiled country views OIEO £25,000





Welcome to **BRACKENBER FARMHOUSE**

Cold Cotes, LA2 8HZ

Lot 1

Of interest to those seeking a project (and that means more than a lick of paint!), nestling within the heart of the picturesque hamlet of Cold Cotes, this Grade II Listed farmhouse dates back to 1696. Now ready for updating it has plenty of original character features to plan your country home around - mullion windows, oak latched doors, oak window lintels and a slate shelved pantry. Step into the welcoming farmhouse kitchen with bottle green four oven Aga and then imagine the family all sat round the multifuel stove in the large sitting room. Upstairs there are three bedrooms and a bathroom. The master bedroom has an ensuite shower room and with the conversion of the attic, stairs lead to a study or dressing/hobbies room. As a renovation project you can upgrade to your own taste and specification. If you were thinking of a characterful holiday cottage from which to explore the Dales, this would be great to lock up and leave as there's no lawn to mow but there is a flagged fore-garden with plenty of space for a table and chairs and pots galore! There's no private parking with the house, it's just on the laneside in the village but there is a single garage and a store which is great if you're looking to store garden furniture, bikes and general clobber! Mains electricity, drainage and metered water. Oil fired central heating. Fibre optic broadband connected.

Lot 2

Brackenber Croft - a detached parcel of land bounded by dry stone walls, the area is part gravel, part garden with lawn and planted borders. There's a cracking view towards the Bowland Fells. Now, here's the rub...there's no vehicular access to the land, but you can park in the village and walk 50 yards or so up the lane... and believe us, it's worth it for that view! There's a great building on site, with planning permission for a use ancillary to the farmhouse. Without the farmhouse you'd need to apply to have this clause lifted and also apply for the use you'd like, at the present time it's just a quiet space where you can come to write, paint, grow...or just have time to yourself! There's no hope of a building plot or commercial use.

There's mains electric and underfloor heating (currently off Brackenber Farmhouse's electric supply) but the vendor will cover the cost of the supply to be separated.

How to find it - head along the A65 towards Settle, passing through Ingleton. After approximately 2 miles, turn left, signposted Cold Cotes and continue. Follow the road into the village and Brackenber Farmhouse can be found on the right hand side opposite the post box.



Brackenber Croft



Accommodation

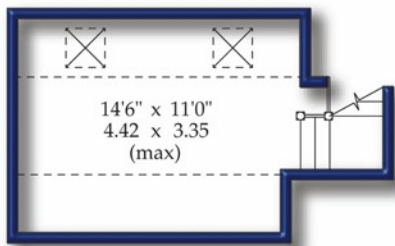
Lot 1 - Brackenber Farmhouse

- Looking for a renovation project?
- A rewarding project with good looks and lots of character
- Country living in rural Cold Cotes, just off the A65
- Low upkeep flagged garden will be easy to look after
- On road parking, single garage and store

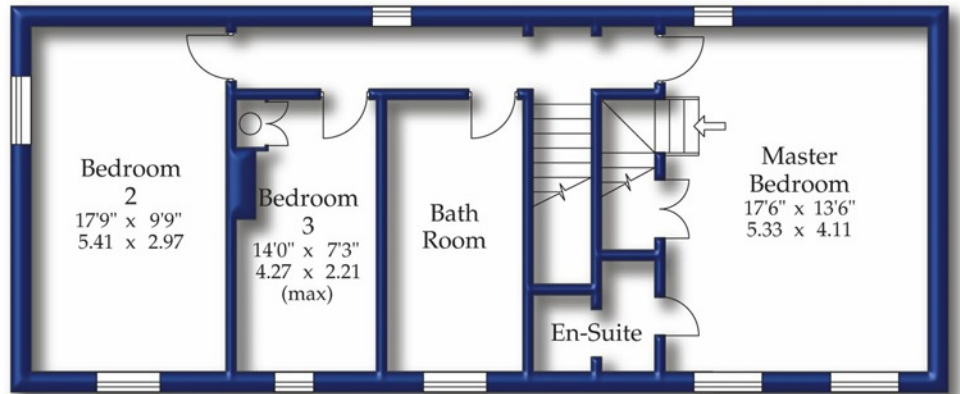
Lot 2 - Brackenber Croft

- Looking for a getaway?
- Seeking space for an allotment?
- Large walled garden
- Beautiful views
- Building (5.87m x 3.28m) suitable for a variety of uses, subject to planning
- Pedestrian access only
- Ingleton 3.2 miles, Clapham 3.2 miles, Settle 9.5 miles

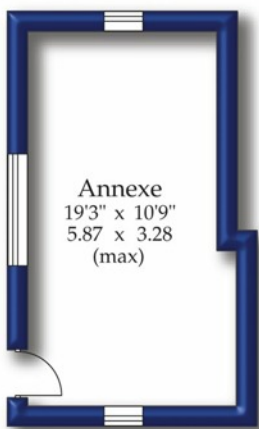




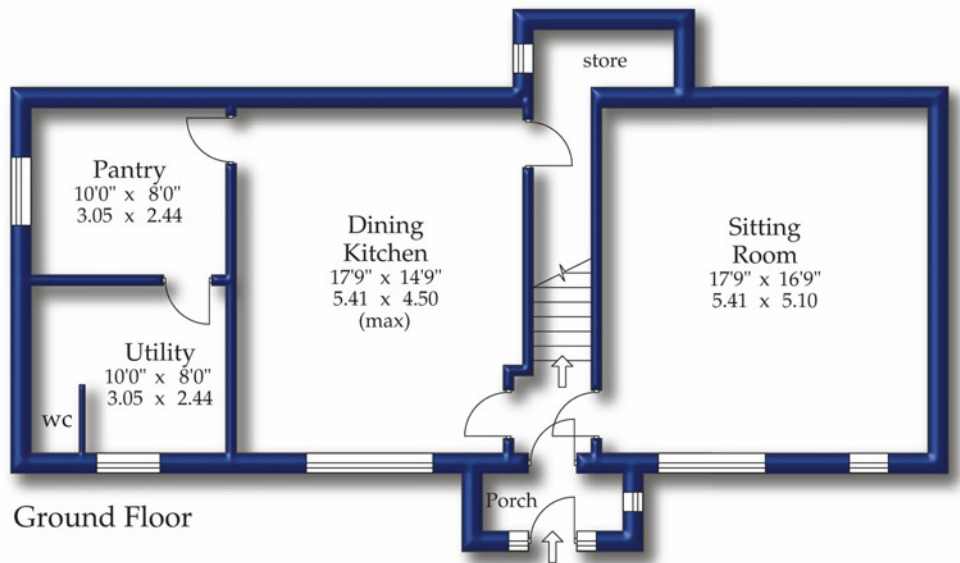
Second Floor



First Floor



(not actual location)



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	54
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		37	44
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT - Davis & Bowring, for themselves and for the vendors of lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property.