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DAVID HILL



## **Wigglesworth Hall Barn Wigglesworth Skipton BD23 4RL**

An impressive Grade II listed former tithe barn with ancillary buildings having planning for conversion to create a substantial family home with annexe cottage, home office suite, holiday cottage and a new build garage/stable block, all standing in about 4.5 acres.

Delightful rural setting within the Ribble Valley just 5 miles from Settle.

**Guide Price £545,000**



# Wigglesworth Hall Barn Wigglesworth Skipton BD23 4RL

• Long Preston 3 miles • Settle 5 miles • Skipton 14 miles • Clitheroe 14 miles • Blackburn 23 miles • Kendal 33 miles

An impressive Grade II listed country property comprising an imposing Grade II listed former tithe barn with planning to create a stunning 5 bedroom principle residence of almost 10,000ft<sup>2</sup> plus a self contained 3 bedroom annexe cottage. Additional buildings will provide a spacious home office suite and a separate holiday cottage together with a further new build garage/stable block, all standing in about 4.5 acres.

Fabulous rural setting within the Ribble Valley located between the popular market towns of Settle and Skipton.

## Location

The property enjoys a pleasant rural position on the edge of the small village of Wigglesworth which has a Post Office and shop and a traditional pub. The busy market town of Settle is just 5 miles to the north offering an excellent range of services including primary and secondary schools, independent shops, a Booths supermarket and a regular street market in the town square. The station at Settle is on the Settle - Carlisle line with regular services connecting to Skipton, Leeds and Bradford. The main A65 is just 3 miles to the east making access by road convenient.

## Description

Wigglesworth Hall Barn is accessed from Jacks Lane via a shared drive from which a private bridge takes you over Wigglesworth Beck into the land. Beyond the bridge the approach to the barn is completely private providing all important security and control.

The buildings comprise the principle tithe barn, adjacent to which is a more modern detached brick built farm building, while a short distance to the south is a small stone field barn.

The immediate grounds within which the existing buildings stand extend to approximately 1.75 acres with the adjacent field extending to a further 2.75 acres. The land will broaden the appeal of this property to those with equestrian and hobby farming interest but also offers tremendous potential for landscaping, tree planting and conservation.

A mains electricity supply together with five separate mains water supplies have already been taken to the plot at considerable expense to the current owner.

## Planning

Planning permission and Listed Building Consent allowing the conversion of Wigglesworth Hall Barn to form a five bedroom dwelling with three bedroom annexe cottage, the conversion of a brick building to form a home office suite, the conversion of a stone barn to a one bedroom holiday cottage and the construction of a substantial new build stable block with garage/workshop was granted by Craven District Council on the 7 December 2021, Application No: 2021/22643/FUL and 2021/22644/LBC.

The planning documents relating to the current scheme can be viewed online via the planning portal at Craven District Council. Due to copyright protection, documents cannot be reproduced.

Prior to the above approvals, planning permission and Listed Building Consent for the reinstatement of Wigglesworth Hall Barn to its original height and conversion to form five separate dwellings with ancillary parking and garaging was approved by Craven District Council. These approvals were granted on the 12 October 2015, Application No: 72/2015/15718 and 72/2015/15719 but have now lapsed.

2021/22644/LBC provides the following accommodation.

### Principle Residence

Principle residence with self contained annexe cottage converted from the former tithe barn.

### Ground Floor

Entrance hall and hallway with plantroom, utility, store and cloakroom. Dining room, living room, family room. Kitchen/family room with pantry and boot room off.

### First Floor

Landing, master suite with dressing room and ensuite. Guest Suite with lounge area and ensuite. Three further ensuite bedrooms and a house bathroom.

Approximate Gross Internal Floor Area - 916m<sup>2</sup> (9860ft<sup>2</sup>).

### Annexe Cottage

#### Ground Floor

Entrance hall with cloakroom, kitchen, living room/dining area, bedroom 1.

#### First Floor

Landing, bathroom, bedroom 2 (ensuite), bedroom 3.

Approximate Gross Internal Floor Area - 238m<sup>2</sup>

### Home Office Suite

Home office suite converted from the brick built building adjacent to the main tithe barn.

#### Ground Floor

Entrance into a utility room with separate w.c. Gymnasium, lounge.

#### First Floor

Cinema room, inner hall, bathroom, bedroom, office.

Approximate Gross Internal Floor Area - 175m<sup>2</sup> (1883 ft<sup>2</sup>).

### Holiday Cottage

Holiday cottage to be converted from the small stone out barn.

#### Ground Floor

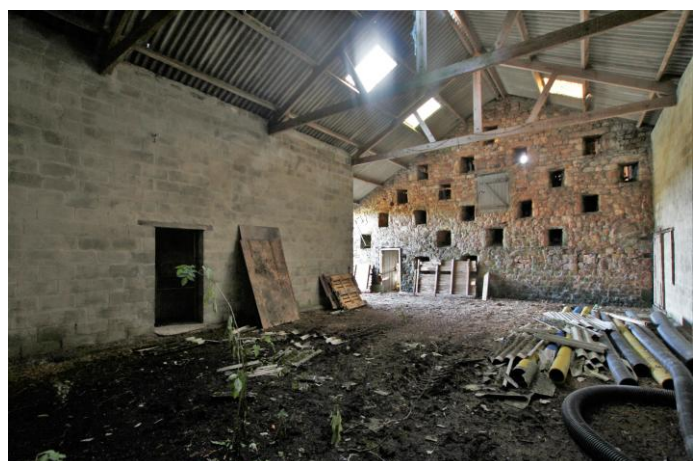
Entrance vestibule, open plan living/dining/kitchen, shower room, bathroom.

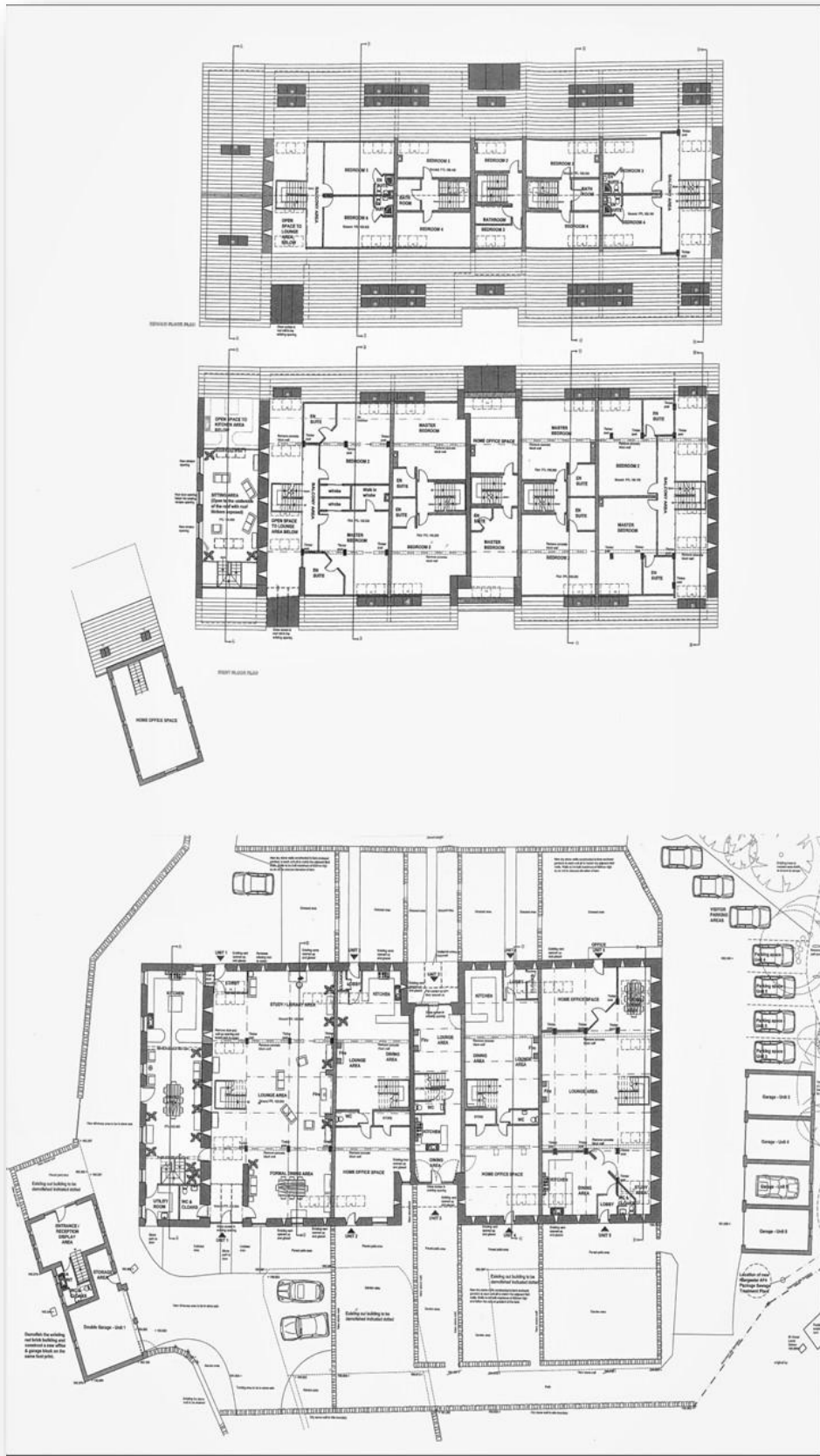
Approximate Gross Internal Floor Area - 36m<sup>2</sup> (388 ft<sup>2</sup>).

### New Build Garage and Workshop with Stables and Storage

#### Ground Floor

Four car garage with workshop area (18.5m x 6.00m). 3 x stable boxes, tack room, a hay/feed store and internal service passage (6.50m x 18.5m).





Layout from application 72/2015/15718







## Tenure

Freehold.

## Viewing

Viewing strictly by appointment.

## Services

We understand that five separate water pipes have been laid from the main to the property with connection to the main now required.

We understand that mains electricity of a capacity to serve one dwelling has been connected to the tithe barn.

Drainage will be to a new Package Treatment Plant to be installed by the purchasers.

## Directions

From Skipton head north west on the A65 passing through Gargrave, Coniston Cold and Hellfield to Long Preston and turn left onto Station Road (B6478) to Wigglesworth. Continue on the B6478 form about 2 miles to Wigglesworth and turn right immediately before the Plough Inn onto Jack Lane signed to Rathmell and Settle. Continue on Jack Lane for about 0.5 miles and turn right over the cattle grid onto the stone drive. Follow the drive for about 300 metres where the bridge over the beck leading to Wigglesworth Hall Barn can be found on the right. For sale signs have been erected.

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

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