

01756 795621
www.david-hill.co.uk

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Ghyll Syke Cottage Bell Busk Skipton BD23 4DU

A delightful two bedroom end cottage of charm and character which, although now requires refurbishment, offers tremendous scope. The cottage stands in a generous plot with private parking, bordering open countryside with super views. Convenient rural position just 7 miles north west of the popular market town of Skipton.

Guide Price £325,000

Ghyll Syke Cottage Coniston Cold Skipton BD23 4DU

• Gargrave 3 miles • Skipton 7 miles • Colne (M65) 14 miles • Harrogate 30 miles • Leeds 34 miles •

Location

Ghyll Syke Cottage is situated a short distance to the north of the small village of Coniston Cold, close to the Coniston Country Estate Hotel, Spa and Health Club, on the edge of the Yorkshire Dales National Park.

The busy village of Gargrave lies 3 miles to the east offering a useful range of services including a primary school, pubs, a church and Co-op store. The railway station provides regular services to Skipton, Leeds and Bradford and a daily service to London Kings Cross.

The popular market town of Skipton to the south east offers a more comprehensive range of services including highly regarded secondary schooling at Skipton Girls' High School and Ermysted's Grammar.

Description

Enjoying a prominent roadside position backing onto open countryside on the edge of the Yorkshire Dales National Park is the attractive traditional farmstead of Ghyll Syke which comprises Ghyll Syke Cottage, a substantial adjoining stone barn and a further detached more modern agricultural building.

Both the stone barn and the modern agricultural building have the necessary consents allowing conversion to each form a separate dwelling.

With Ghyll Syke being located just outside the National Park, neither the cottage or either of the two conversions will be subject to any form of local occupancy restriction.

Subject to planning, there is tremendous potential to add a new build extension to the cottage, creating a larger dwelling that takes full advantage of the generous plot.

Alternatively, Ghyll Syke Cottage and the adjoining stone barn would combine to form a fabulous single residence, subject to obtaining the necessary alterations to the planning permission.

Both the stone barn and the modern agricultural building are also currently for sale through David Hill LLP. Full details are available on request.

Ghyll Syke Cottage

The cottage is entered via a small porch into a pleasant living room with open fire set in a stone surround and beamed ceiling. An enclosed staircase leads to the first floor. Beyond the living room is a kitchen/dining room incorporating a range of cream coloured base and wall units with laminate work surfaces, sink with draining board and a tiled splash. Appliances include an electric four ring hob with electric oven and grill below and a dish washer. Beyond the kitchen is a pleasant dining area with solid fuel stove set in a feature stone surround with alcoves either side. A separate utility/boot room has plumbing for a washing machine and an external door leading to a seating area.

The first floor comprises a landing giving access to a pleasant double bedroom with substantial fitted pine wardrobe and a delightful outlook over the river. There is a smaller single bedroom to the rear and a house bathroom with airing cupboard.

Outside, the property has private parking to the side and a seating area with steps up to pleasant garden leading into extended grounds beyond.

General Notes

In the event of Ghyll Syke Cottage being sold separately to the adjoining stone barn, the purchasers of Ghyll Syke Cottage will wall up the existing window opening in the southerly elevation of the utility/boot room.

In the event of Ghyll Syke Cottage being sold separately, the purchasers of Ghyll Syke Cottage will be responsible for terminating any services that currently extend from the cottage into Ghyll Syke Barn and the farm building.





Services

We understand the cottage to be connected to mains water and mains electricity with drainage to an existing septic tank.

Energy Rating

F 26

Tenure

Freehold

Council Tax

Band C (Craven District Council)

Viewing

By appointment with the agents.

Directions

From Skipton head north on the A65 signed The Lakes and Kendal. Continue on the A65 passing through the village of Gargrave to Coniston Cold turning right in the centre of the village signed Bell Busk/Malham. Continue for about 750 metres where Ghyll Syke Cottage can be found on the left. A for sale sign has been erected.

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

info@david-hill.co.uk

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