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DAVID HILL



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Agricultural Building Bell Busk Skipton BD23 4DU

An extremely exciting development opportunity comprising a substantial detached modern farm building with prior approval for conversion to create a contemporary four bedroom residence with integral garaging, bordering open countryside with a stunning outlook.

Convenient rural position just 7 miles north west of the popular market town of Skipton.

Guide Price £395,000

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

Location

The Agricultural Building 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 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.

As the building is located just outside the National Park, it will not be subject to any form of local occupancy restriction.

The adjacent stone barn is also currently for sale through David Hill LLP. Full details are available on request.

Agricultural Building

Prior Approval for the conversion of the agricultural building to form a separate dwelling with integral garaging and associated curtilage was granted by Craven District on the 06th January 2023. Application No. 2022/24548/AGRRES.

Copies of the approved planning documents are available on request.

This exciting scheme provides a contemporary open plan living space with four double bedrooms and integral double garaging making use of stylish larch cladding, full height glazed openings and a sleek standing seam roof. In a little more detail, the accommodation briefly comprising;

Ground Floor

Entrance hall, open plan kitchen/dining/living room, utility, house bathroom, bedroom one (ensuite), bedroom two (ensuite), bedroom three (ensuite), bedroom four (ensuite). Integral double garage.

Outside

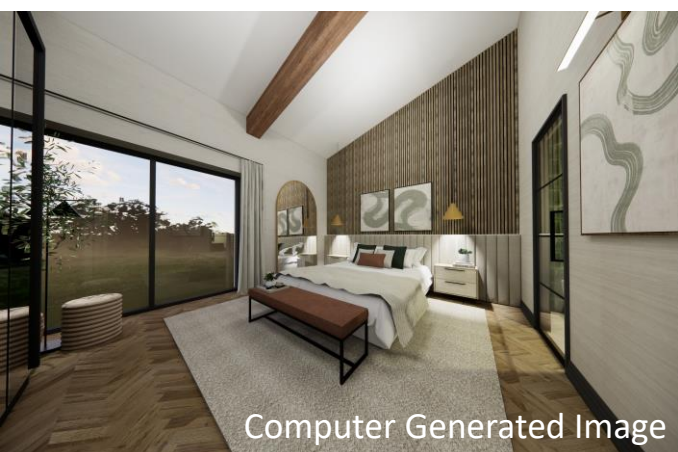
Private drive and garden area bordering open countryside.

Approximate Gross Internal floor Area (excluding garage) 202m² (2174ft²).

Garage adds an additional 46m² (495ft²).



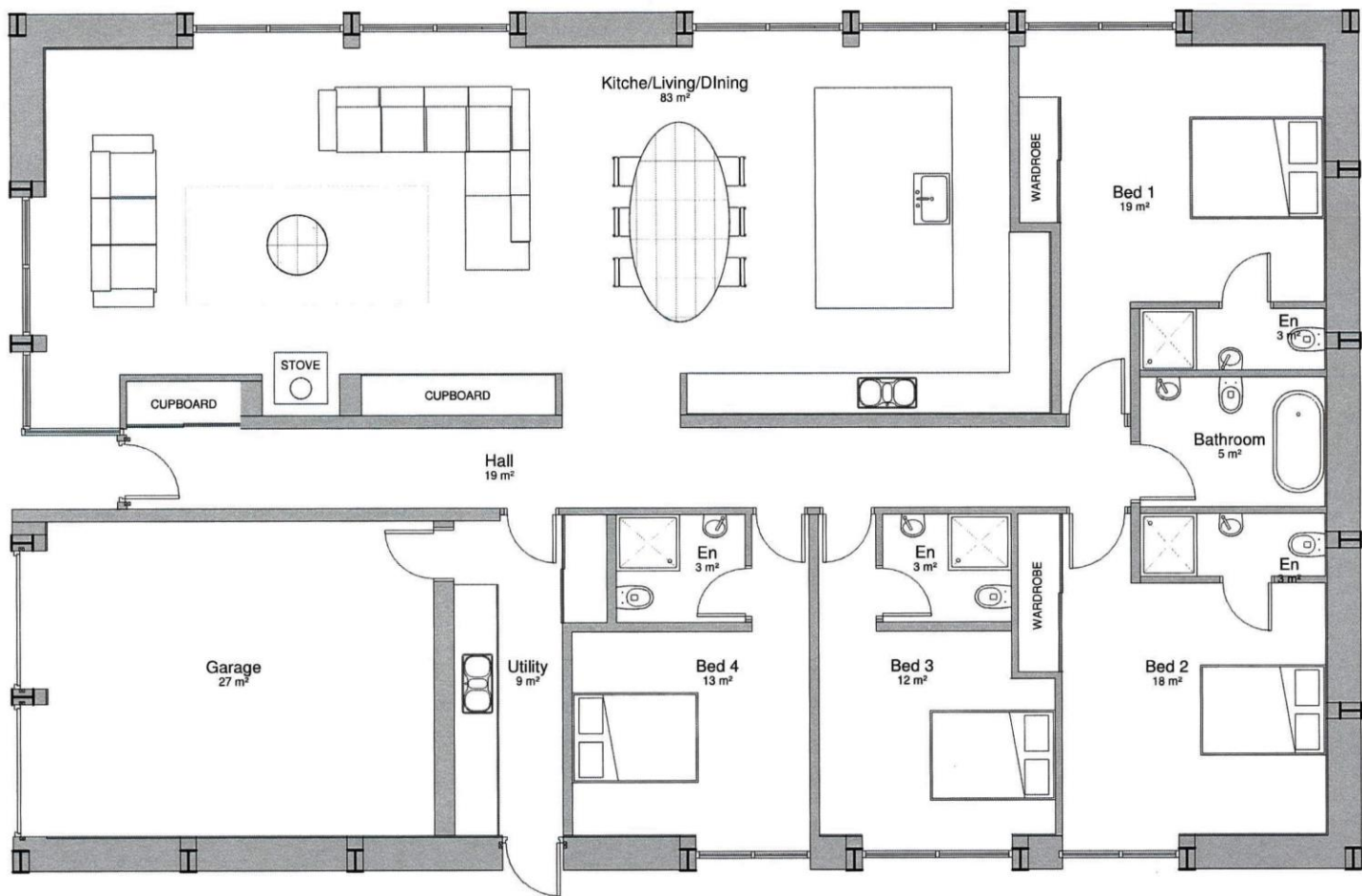
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Services

A mains electricity supply is connected to the building. The purchasers will be responsible for making their own connection to mains water and installing their own package treatment drainage system.

Tenure

Freehold

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 the agricultural building can be found on the left. A for sale sign has been erected.

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

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