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DAVID HILL



## **Lower Bawes Edge Farmhouse Cowling BD22 0NA**

A historic detached grade II listed farmhouse of real character benefitting from full consents allowing its complete restoration to a four bedroom family house together with new double garage and the retention of a useful outbuilding. The property stands in a generous yard with land extending to about 14 acres, perfect for those with equestrian or hobby farming interests.

Delightful rural position with super views yet convenient for access to the local centres of west Yorkshire and east Lancashire.

**Guide Price £375,000**

# Lower Bawes Edge Farmhouse Cowling BD22 0NA

• Cowling 2 miles • Skipton 9 miles • Colne (M65) 5 miles • Keighley 8 miles • Bradford 18 miles • Blackburn 22 miles

## Location

The property enjoys an elevated rural position 2 miles to the west of the village of Cowling between Cross Hills and the large east Lancashire town of Colne. Cowling village provides a useful range of services including a village hall, primary school, shops, pubs and a restaurant. A much wider range of services can be found in nearby Colne along with direct access to the M65 motorway and a railway station. The popular market town of Skipton lies about 9 miles to the north with the stunning scenery of the Yorkshire Dales National Park beyond.

## Description

Lower Bawes Edge Farm is a former traditional farmstead comprising farmhouse and two neighbouring stone barns, both of which have been converted to form two separate dwellings leaving the farmhouse as the final opportunity.

Full planning permission and listed building consent has been approved by North Yorkshire Council for a sympathetic renovation scheme prepared by Lark Architects of Cross Hills. Planning Application No: 2022/24209/FUL dated 9th March 2023. Listed Building Consent No: 2022/24210/LBC dated 9th March 2023.

Electronic copies of the approved documents are available on request from the selling agents.

The approved scheme provides accommodation on two floors which briefly comprises;

### Ground Floor

Entrance Hall stairs to first floor  
Main Livingroom (5.00m Max x 5.90m)  
End Livingroom (4.00m x 5.90m)  
Lounge (4.90m x 4.50m)  
Rear Entrance Hall with separate W.C  
Kitchen/Dining (9.75m x 3.00m Average) open plan

### First Floor

Landing  
Bedroom 1 (3.50m x 4.90m) separate en suite  
Bedroom 2 (3.70m x 5.00m)  
Bathroom (2.00m x 2.25m)  
Bedroom 3 (4.00m x 3.00m)  
Bedroom 4 (3.00m x 2.75m)

Approximate Gross Internal Area 211 sqm (2270 sqft)

### Outside

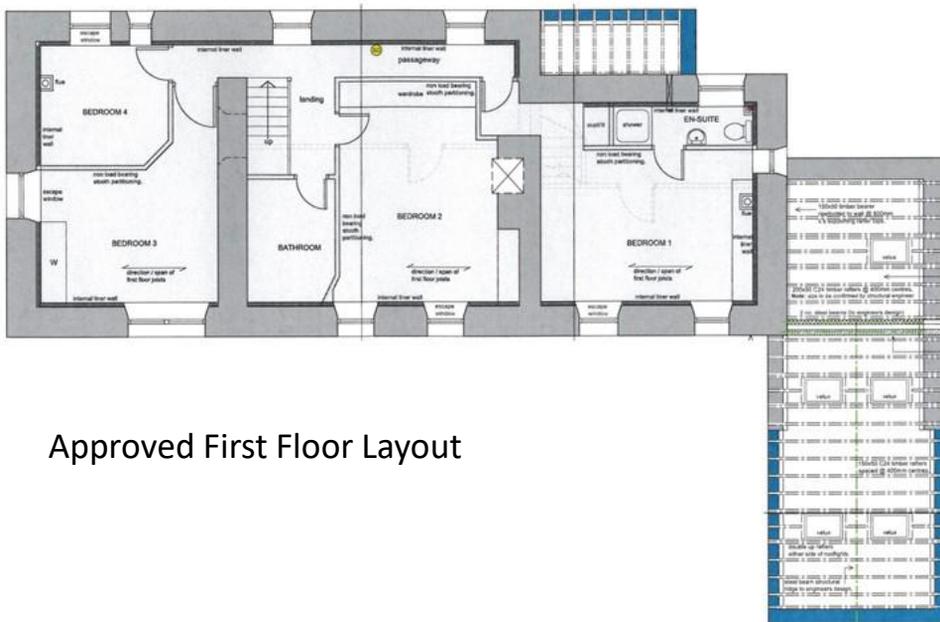
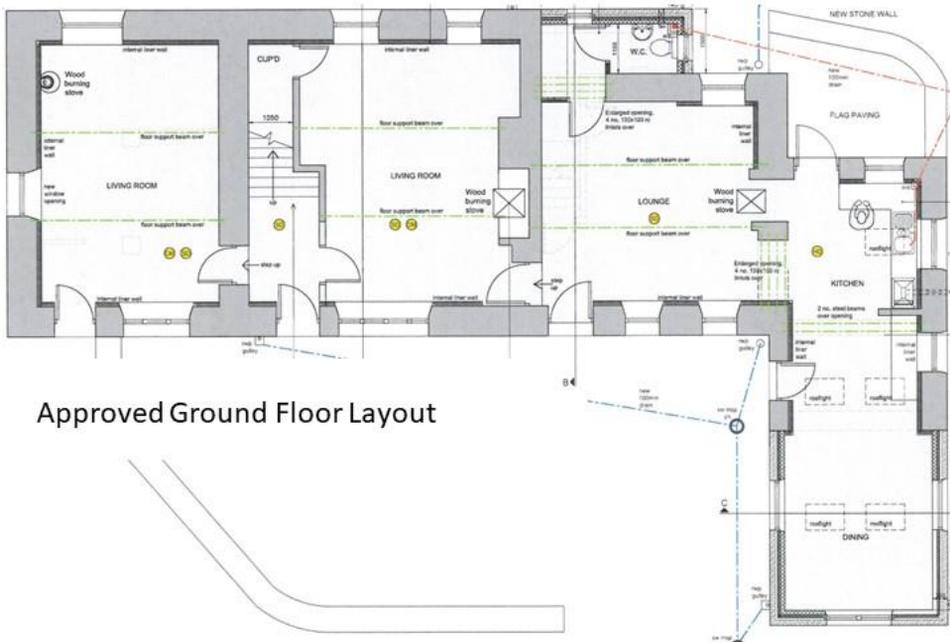
The farmhouse is approached via a right of way over the access track from Moss End Lane before opening up into a generous yard area with ample space for parking and access leading through to the land. Adjacent to the yard is a further enclosed concrete surfaced yard with planning permission for the construction of a detached double garage block with the remainder being suitable for siting stables, subject to planning.

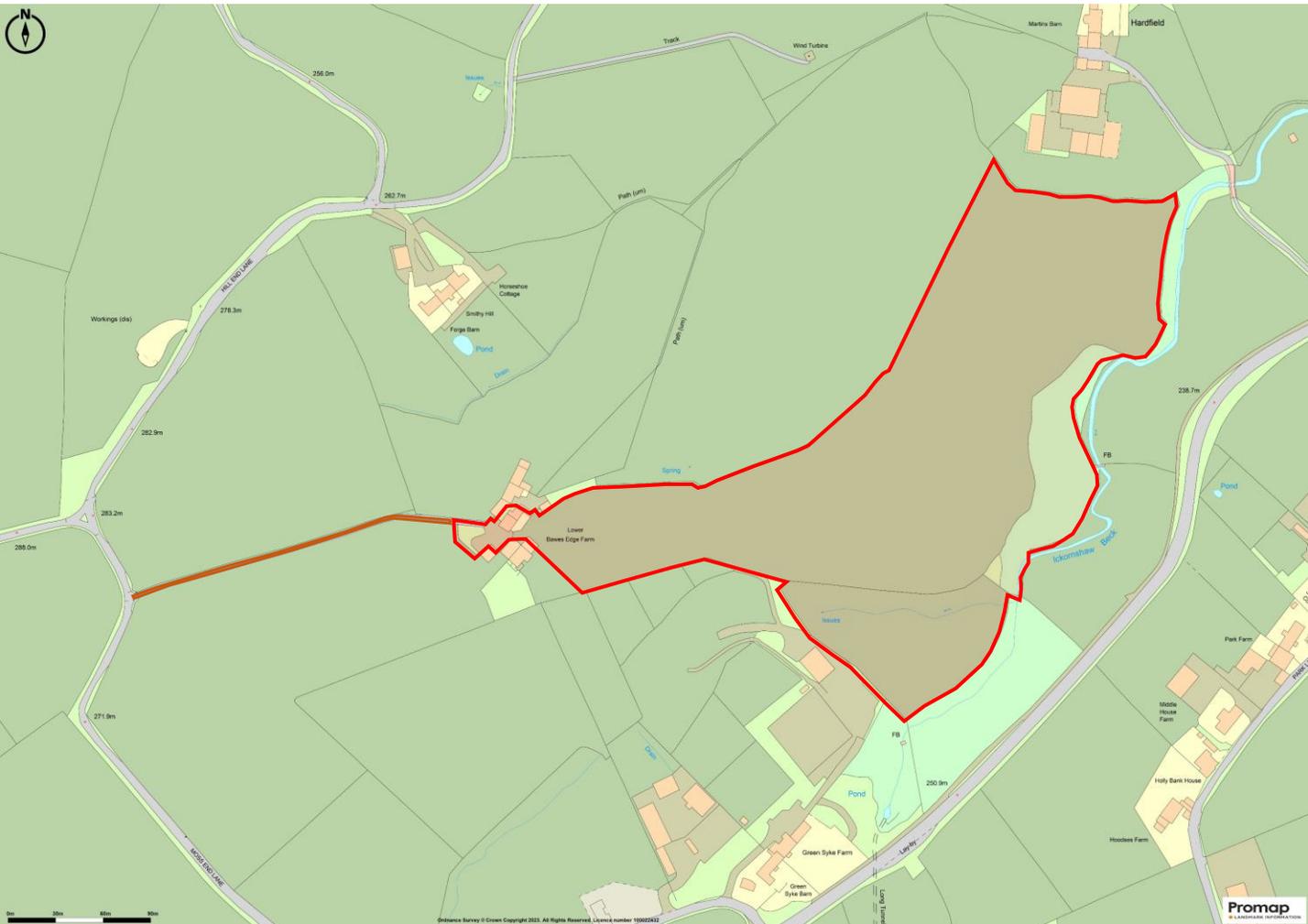
The existing stone building to the rear of the house is to be retained providing useful additional storage/workshop space.

Beyond the farmhouse and yard is a productive parcel of grassland and a small enclosed woodland leading down to a stream with the land extending in total to approximately 14 acres. The grassland is divided into two main pastures with a smaller paddock closest to the house.

*NOTE: A brand new Package Treatment Drainage Plant together with surface water drains have been installed by the current owners.*







**Tenure**  
Freehold.

**Services**  
Spring water and mains electricity.  
New Package Treatment Plant drainage system has been installed together with surface water drains.

**Energy Rating**  
Not Applicable.

**Directions**  
From Cross Hills head west on the A6068 towards Cowling, continuing through the village. After about 1 mile from Cowling turn right onto Moss End Lane and continue for about 600 meters. The gated entrance to Lower Bawes Edge Farm can be found on the right. Follow the track down to the buildings where the farmhouse entrance is the middle gate. A For Sale has been erected.

**Viewing**  
By appointment through the selling agent.

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

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