

Ellershaw Farm

Halton Gill, Skipton, North Yorkshire, BD23 5QN

RobinJessop



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A Desirable 42 Acre Small Livestock Farm with Farmhouse and Attached Cottage in A Beautiful Rural Location

- Attractive Detached House, Subject to an Agricultural Occupancy Condition
- Three Double Bedrooms & One Single Bedroom
- Attached One Bedroom Cottage
- Total of 42 Acres of Land (Approx)
- Idyllic Rural Location
- Excellent Lifestyle Change Opportunity
- Guide Price: £625,000

SITUATION

Settle 10 miles. Grassington 12 miles. Skipton 19 miles. Harrogate 35 miles. Leeds 45 miles

Halton Gill is a traditional farming hamlet, located within the civil parish of Littondale in the Yorkshire Dales National Park. The rural location is peaceful yet accessible with the market town of Settle a short drive away. The nearby village of Litton benefits from a public house with restaurant, and there are further amenities available in both the nearby towns of Settle and Grassington including independent shops, schools, doctor's surgery and cafes.

Littondale is a narrow valley which is popular for walking and cycling with Malham Cove and the Yorkshire Three Peaks nearby as well as many miles of footpaths available from the doorstep. The peaceful yet accessible location will appeal to those looking to enjoy country living, whilst being away from the hustle and bustle of the larger villages and towns.

DESCRIPTION

Lot 1 – Farmhouse and 42 Acres

Ellershaw Farm is a most attractive rural property constructed in 1994 of traditional stone construction under a York stone roof. The property offers comfortable and spacious accommodation across two floors and benefits from having oil fired central heating, being fully double glazed and also having an attached holiday let, which currently benefits from an income of circa £10,000 per annum.

Ellershaw Farm is entered into via a useful utility room with separate cloakroom. This leads into the large, farmhouse style kitchen with ample space for a dining table. This dual aspect room with mullioned windows features a good range of wall and base units, integrated appliances including a dishwasher and fridge freezer, together with a Rangemaster cooker with gas hob. This leads through into the main reception hall with front and rear porches providing access to the front and back. There is a good-sized family living room also with dual aspect windows and a gas stove set within a stone fireplace surround. Usefully, there is a second sitting room with a multi fuel stove which could also be used as a dining room or play room if required.

To the first floor there are a total of four bedrooms, each enjoying an excellent view of the surrounding landscape. The principal bedroom benefits from an ensuite shower room with WC and basin. Also, on the landing is a most useful airing cupboard with shelving.

Adjoining the property is a one-bedroom holiday let which is successfully let with Yorkshire Cottages. The property has independent access with accommodation comprising an open plan living room with kitchen to the rear featuring a range of traditional painted wooden units complemented by a wooden worktop, Belfast style sink with an electric oven, hob and space for a fridge freezer.

To the first floor there is a large double bedroom with useful shelving and hanging rails together with an ensuite which is fully tiled with a shower cubicle, WC and a basin.

Externally the property is complemented by an attached garage providing excellent storage or additional parking with a useful tarmac yard providing excellent off-road parking. There is also a stable and the borehole treatment room. The boiler with the central heating system and hot water cylinder can be found in the garage. A five-bar gate leads into the fields beyond.

To the front is a paved garden with ample space for seating and potted plants. There is an area of lawn to the side of the property and the property is fully enclosed by dry stone walled boundaries.

Please note that the first part of the driveway is shared with the neighbouring bunk barn which leads through a five-bar gate into the parking area.

The Farmhouse is further complemented by 42 acres approx. of grassland. The land is mainly made up of rough grassing which extends up the dale, which benefits from an access track along it. It is noted that a

neighbouring landowner does have a right of way up the track.

Adjacent to the property on the other side of the road is a small parcel of idyllic grassland which features a section of meandering stream leading to the River Skirfare and also includes fishing rights.

The land is classified as Grade 4 and 5 on the Agricultural Land Classification. It is also currently entered into a Higher Level Stewardship agreement, which runs until 2028. More details can be gained upon request.

GENERAL REMARKS & STIPULATIONS

Viewing
Strictly by Appointment with Robin Jessop Ltd – Telephone 01677 425950 or 01969 622800.

Offers
All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

Money Laundering Regulations
Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office.

We will then take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

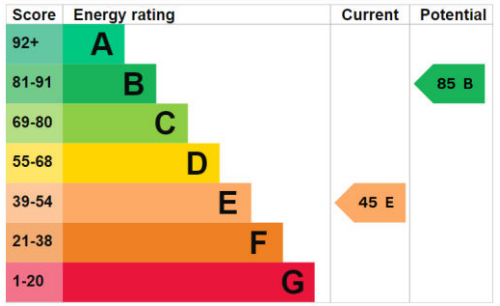
Method of Sale
The property is being offered for sale initially by Private Treaty. If you would like to discuss any matter concerning this sale, then please kindly record your interest with Mr. Mitchell Corney MRICS FAAV or Mr. Tim Gower MRICS MNAEA as soon as possible and preferably in writing enabling us to keep you informed as to how we propose to conclude the sale.

Tenure
The property is freehold and vacant possession will be given upon completion.

Council Tax / Business Rates
Ellershaw Farm House
Band F.

Ellershaw Farm Cottage
Business Rates. Rateable Value £1,700.

Energy Performance Certificate
Ellershaw Farm House



Boundaries
The Vendors will only sell such interests (if any) as they may have in the boundary fences, ditches and walls and other boundaries separating this property from other properties not belonging to them.

Services
Mains electricity. Borehole water supply with a backup spring supply. Private drainage to a shared septic tank. Oil fired central heating. Broadband connection available.

Fixtures & Fittings
Only those fixtures and fittings described within this brochure are included in the sale.

WHAT3WORDS
Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.
///cattle.founders.parked

Local Authority
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD
Tel: 01609 780780



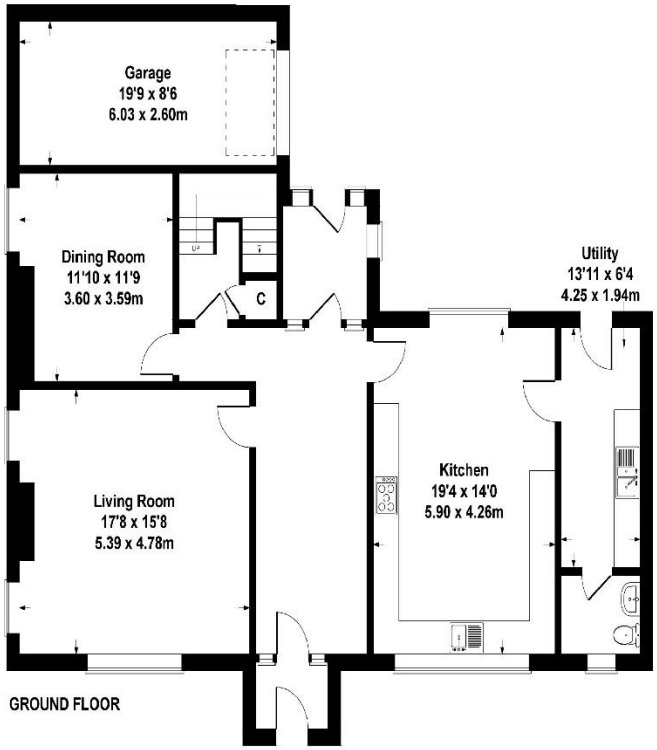




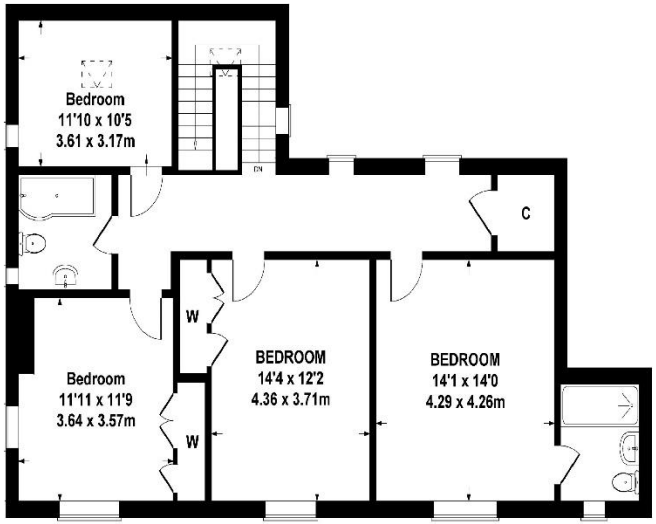


Ellershaw Farm, Halton Gill, Skipton, BD23 5QN

Approximate gross internal area
House 205 sq m - 2207 sq ft
Garage 16 sq m - 172 sq ft
Total 221 sq m - 2379 sq ft



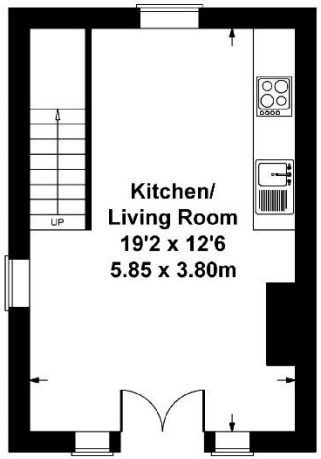
GROUND FLOOR



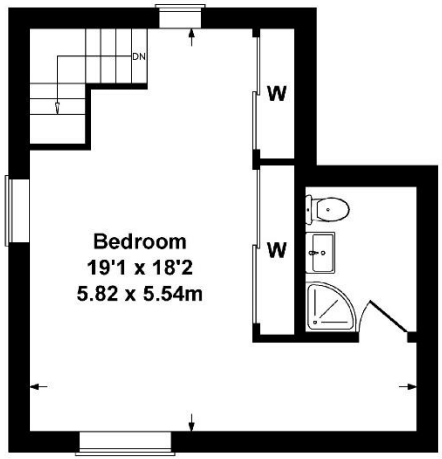
FIRST FLOOR

Ellershaw Cottage, Halton Gill, Skipton, BD23 5QN

Approximate gross internal area
198 sq m - 2131 sq ft



GROUND FLOOR



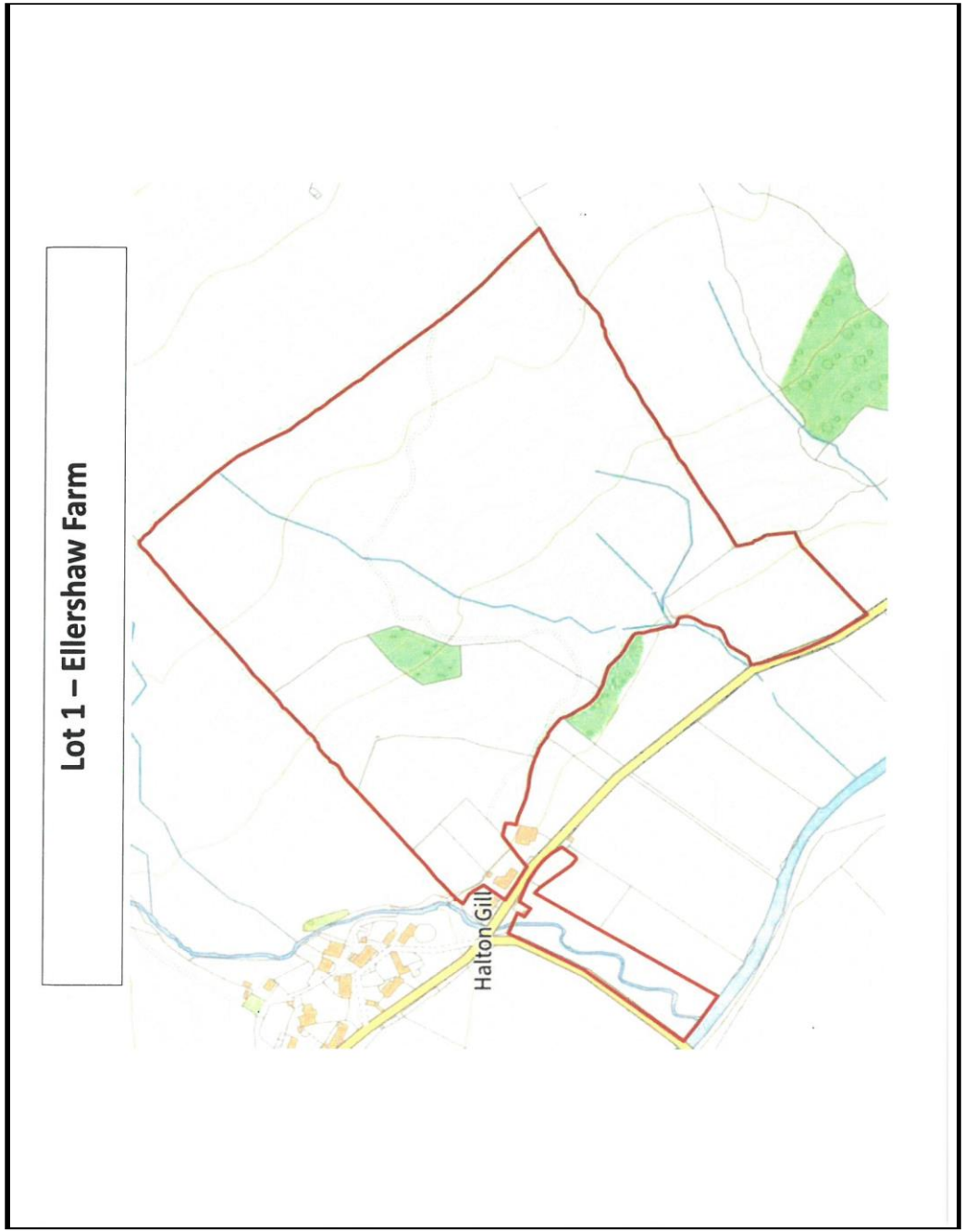
FIRST FLOOR

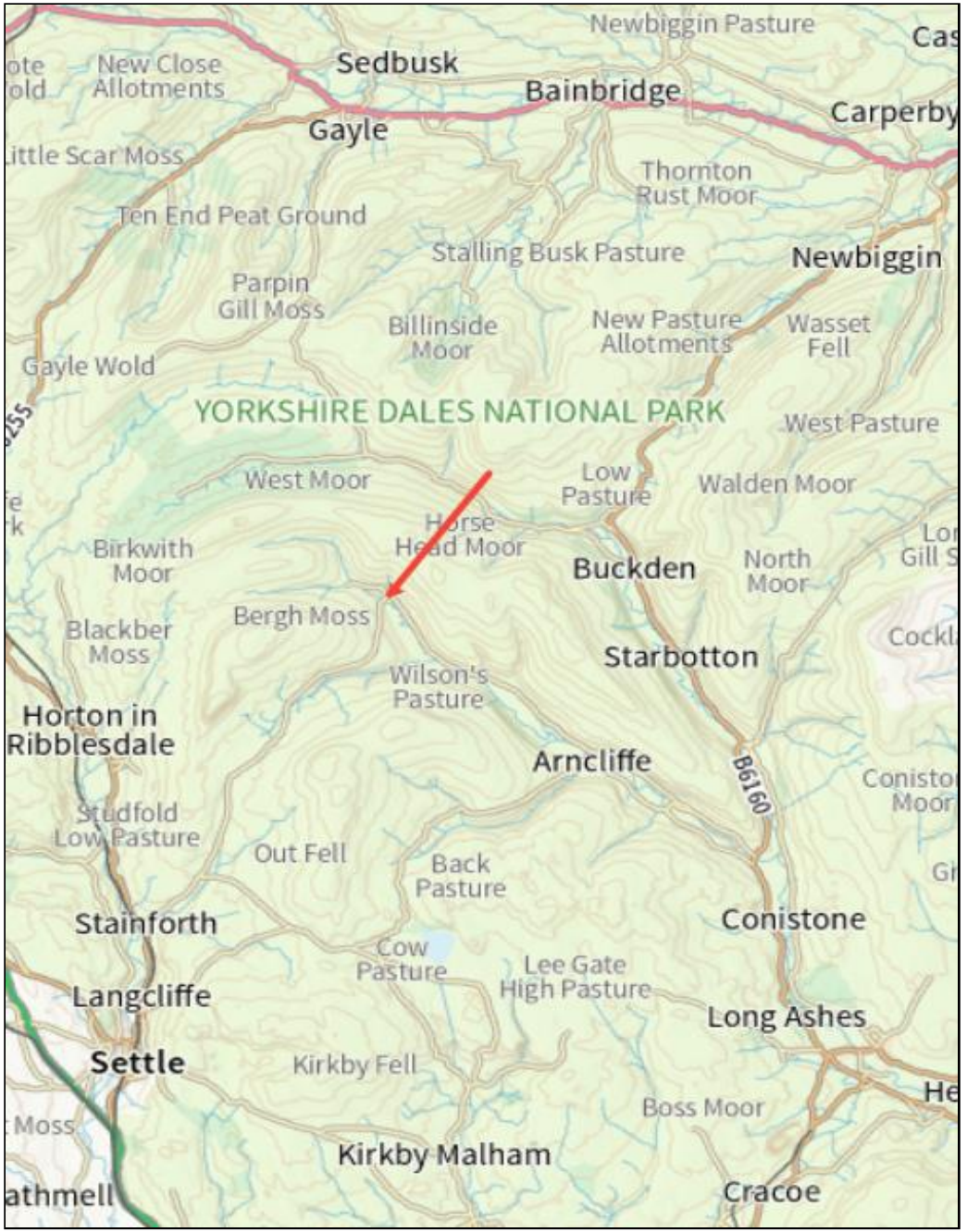
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Important Notice: Robin Jessop Ltd, their clients and any Joint Agents give notice that: They are not authorized to make or give any representations of warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is planning potential, Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





The Property Ombudsman SALES
OFT Approved code
RICS









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