



Mearbeck
Long Preston, North Yorkshire



Mearbeck

Long Preston,
North Yorkshire
BD23 4QP

Guide Price: £540,000

- Blank Canvas
- Far reaching views
- Excellent location
- Flexible accommodation
- Useful annexe
- Extensive gardens
- Attic conversion opportunity
- Up to 4 acres available by separate negotiation.



House:

Cellar • Hallway • Sitting Room • Dining Room • Kitchen • Pantry • Stairs to Cellar • Stairs to First Floor • Landing • Four Double Bedrooms • Bathroom with separate shower • Attic

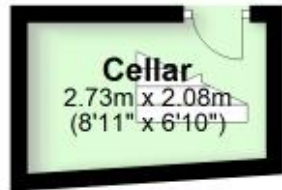
Annexe:

Entrance Hall • Shower Room • Study • Bedroom • Stairs to First Floor • Landing • Sitting Room • Shower Room • Kitchen

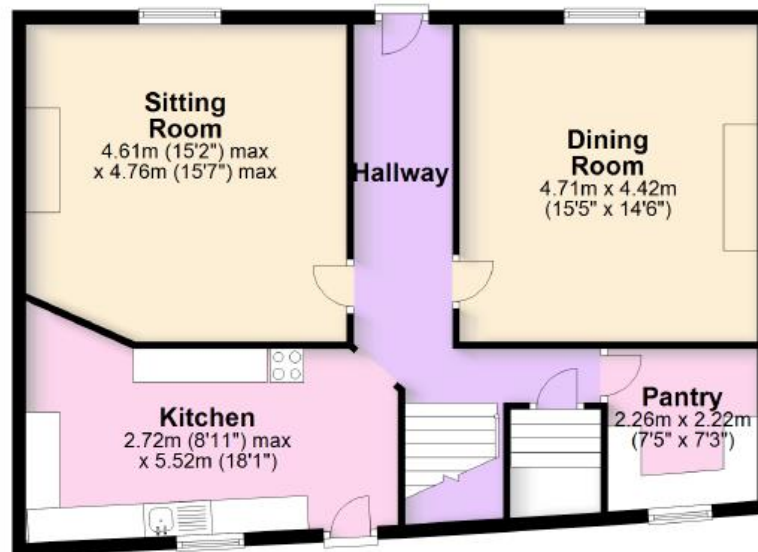
Floor Plan & EPC - Mearbeck

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		

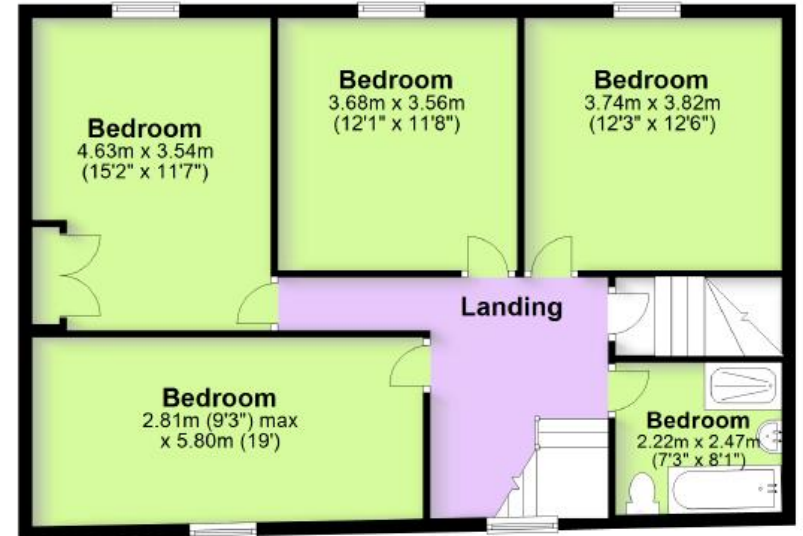
Cellar
Approx. 5.0 sq. metres (53.8 sq. feet)



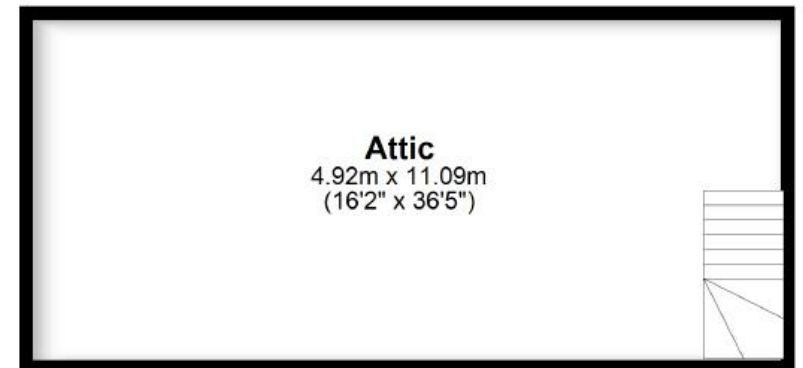
Ground Floor
Approx. 80.4 sq. metres (865.0 sq. feet)



First Floor
Approx. 82.6 sq. metres (889.1 sq. feet)



Attic
Approx. 54.6 sq. metres (587.3 sq. feet)

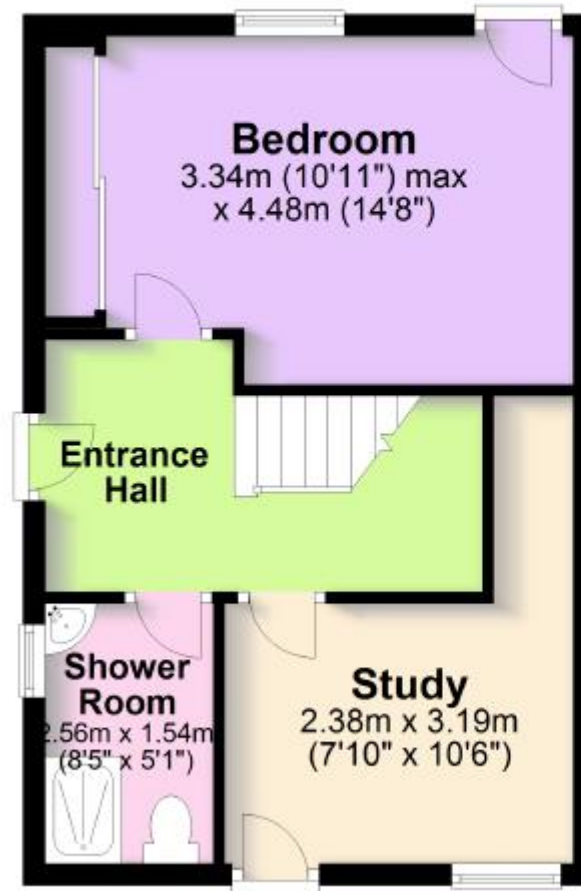


Floor Plan & EPC - Annexe

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

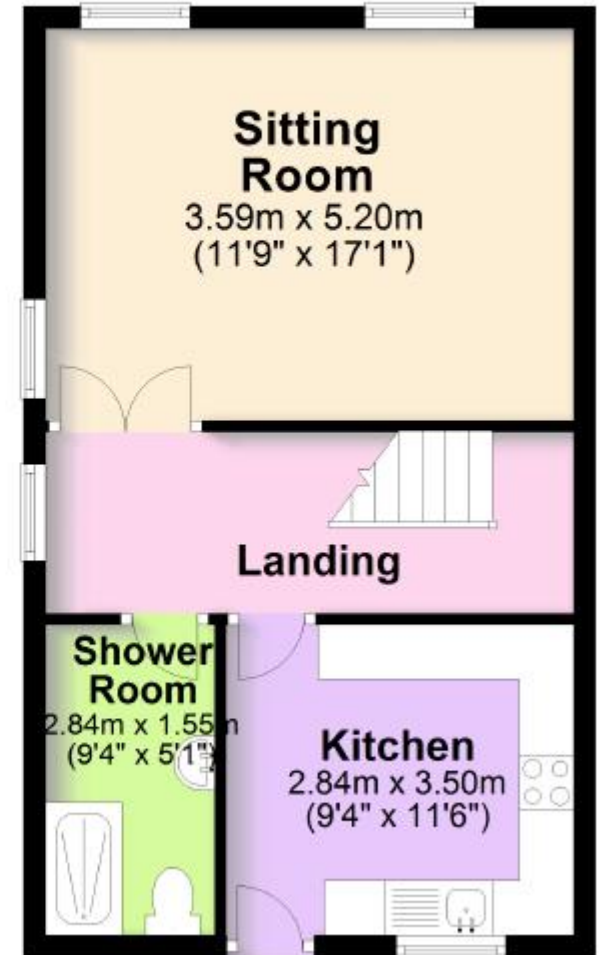
Ground Floor

Approx. 37.0 sq. metres (398.2 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.1 sq. feet)



DESCRIPTION

Dating back to the early 18th Century, Mearbeck is a property full of character and potential.

The property comprises a four bedroom traditional stone built house with an attached one/two bedroom annexe.

To the front of the property there is an attractive lawned garden with a south facing aspect enclosed by a stone wall and to the rear a raised garden area with far reaching views.

The property has been in the same family since 1890 and has therefore never been on the open market for over 130 years. The property now requires full modernisation and offers the opportunity to create a wonderful family home. The annex allows for multi-generational living or the opportunity for income producing subject to any necessary contents. The property offers a wonderful opportunity and viewing to appreciate the full potential is recommended.

LOCATION

Situated on a private estate off the A65 between Long Preston and Settle, within the scenic Yorkshire Dales National Park, the property has far reaching views, enjoying a private location yet conveniently located for access for road and rail links. The nearby village of Long Preston has a strong local community, a village hall, primary school, general store, church, public house, railway station with services to Leeds and Carlisle. The market town of Settle is approximately three miles away with a wide range of shops and schools catering for all age groups. Skipton, often referred to as the "Gateway to the Yorkshire Dales" is approximately fourteen miles away and offers a choice of supermarkets and wider range of schools.

TENURE

The property is held freehold and vacant possession will be granted upon completion.

RIGHTS OF WAY

Access to Mearbeck is via a private partially made lane in the ownership of third parties over which a right of way exists.

SERVICES

Mearbeck benefits from a mains electricity connection. There is a borehole water supply serving Mearbeck along with a neighbouring barn conversion along with agricultural barns and fields.

Mearbeck is served by electric heating and hot water. The Annexe is served by an oil fired central heating and hot water with a combi boiler.

There is a Septic tank which serves Mearbeck and the Annexe only.

COUNCIL TAX

Mearbeck is currently in Council Tax Band D with an annual payment for 2023/2024 of £2,204.02 payable to Craven District Council.

The Annexe is currently in Council Tax Band A with an annual payment for 2023/2024 of £1,469.35 payable



Settle - approx. 3 miles

Skipton - approx. 14 miles

Kendal - approx. 32 miles

Leeds - approx. 40 miles

LOCATION PLAN



METHOD OF SALE

The property is offered for sale by private treaty with a guide price of £540,000. The Vendor reserves the right to conclude the sale by any means deemed appropriate.

VIEWING

Strictly by appointment only with the Sole Selling Agents, WBW Surveyors Ltd. Please contact Michael Beech or Lisa Bickerton on 01756 692900.

OFFERS AND ENQUIRIES

To make an offer or for further information please contact Michael Beech 01756 692900 or by email: michael.beech@wbwsurveyors.co.uk

SOLICITOR

The solicitor acting for the vendor is Richard Bentley of Messrs. Goad & Butcher Solicitors in Settle.

WHAT3WORDS

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Details prepared October 2023



View from Mearbeck

Mearbeck and Annexe, Long Preston, BD23 4QP



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