



Low Hall
Kettlewell



Low Hall

Kettlewell, Skipton, BD23 5RB

Guide Price: £425,000

- A substantial Grade II Listed Property
- Superb Village Location
- Four bedroom family home
- Scope for remodelling

Entrance Hall · Dining Kitchen · Living Room · WC · Landing · 4 Bedrooms · Family Bathroom · Commercial Annex.

Available by separate negotiation; Foundry Cottage a two bedroom bungalow in the grounds of Low Hall, land in three separate enclosures and commercial building, in all 4.31 acres.



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DESCRIPTION

This spacious stone built semi-detached listed house commands a prime position in the sought after village of Kettlewell. With extensive south facing views down Wharfedale and full exposure to the morning sun this is an uncharacteristically light and spacious Dales Farmhouse comprising Entrance Hall, Dining Kitchen with built in units, breakfast bar, dishwasher and space for cooker. Inner Hall, WC with original beehive oven. Spacious Living Room with traditional open fire. Four Double Bedrooms, Three piece Family Bathroom with bath and shower overhead. Oil central heating throughout. Scope to extend into the Loft with the necessary planning consent.

Low Hall has a commercial unit at the north side of the house fronting directly onto Middle Lane. It has an original feature fireplace and stone dairy shelves. It can be accessed internally from the Inner Hall or externally from Middle Lane. It has been used as an outdoor clothing shop and a laundry in recent times. The house had also hosted the Post Office and Village Store.

The size and layout of this property means that it already provides a spacious four bedroom family home, and still accommodates commercial use on part of the ground floor. Whilst it has historically been used for retail, there is obvious potential to create a self-contained holiday let, annex or B&B as part of the main house.

Externally the property has parking for a number of cars to the side of the building and a good size paved garden to the front providing an attractive sun trap.

Kettlewell enjoys three public houses, a well regarded primary school, an active village hall, and local store. With Grassington only 7 miles away and Skipton 14 miles the property is well located to take full advantage of the local amenities in an area popular for walking and cycling.

TENURE

Freehold with vacant possession upon completion.

LOCAL OCCUPANCY RESTRICTION

A copy of the Section 106 Planning Agreement setting out the Local Occupancy criteria is available on request.

COUNCIL TAX

From website enquiry only, the house is in Band D and the commercial premises has a Rateable Value is £3,000. Small Business Rate Relief may be available.



METHOD OF SALE

The property is offered for sale by private treaty. The Vendor reserves the right to conclude the sale by any other means.

VIEWING

The property may be viewed strictly by arrangement with the Selling Agents. To make an appointment please contact 01756 692900.

DIRECTIONS

Enter Kettlewell from Kilnsey, turn right before the hump back bridge and the property will be seen on the right hand side identified by our 'For Sale' board.

WHAT3WORDS

///reshape.achieving.breathing

OFFERS & ENQUIRIES

For further enquiries or to make an offer please contact Jeff Crabtree or Owain Turvill at WBW Surveyors on 01756 692 900 or email:

jeff.crabtree@wbwsurveyors.co.uk

owain.turvill@wbwsurveyors.co.uk

Details prepared: April 2024



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

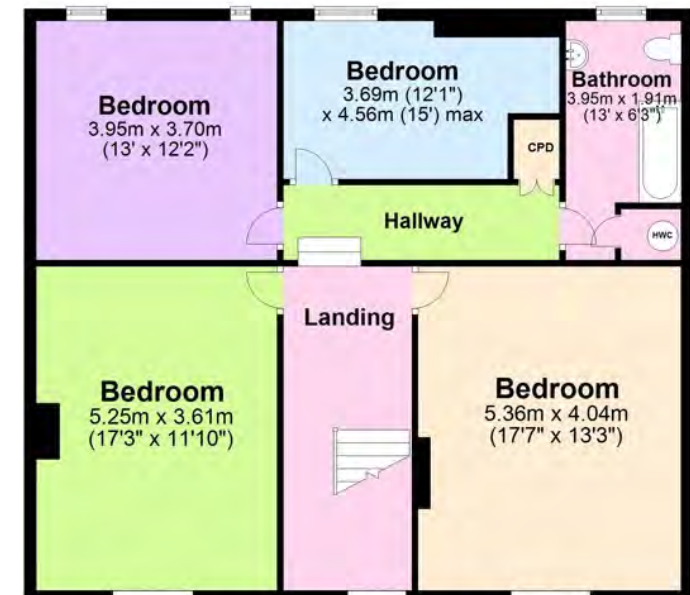
GROUND FLOOR

Approx 1,042 sq ft



FIRST FLOOR

Approx 1,042 sq ft



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SERVICES: Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase.

PLANNING PERMISSION: We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.