



THE VICARAGE, AUSTWICK £750,000





THE VICARAGE, CLAPHAM ROAD, AUSTWICK, LA2 8BE

Substantial 5 bedroomed, stone built detached former vicarage, located in a superb position in the centre of Austwick, which is a very popular village situated within the Yorkshire Dales National Park.

The property offers extensive, spacious accommodation laid over two floors.

Comprising entrance porch heading to wide central entrance hall with feature staircase, two large reception rooms, large breakfast kitchen/family room, study cloakroom, WC and utility room to the ground floor. Plus, large landing, 5 bedrooms and 2 bathrooms to the first floor.

Outside parking area for several vehicles, garage and stone outbuilding plus magnificent gardens to the rear with open views plus very private side walled garden.

Many interesting character features are evident throughout the property, including feature fireplaces, sash windows, high ceilings etc.

Oil fired central heating is installed and the property is ready for immediate occupation with no onward chain.

Great family home with loads of potential in an enviable location, well worthy of internal and external inspection to fully appreciate the size, layout, and character plus the location.

Austwick is an active Village which has local amenities such as village shop, public country house hotel, primary school, village hall and playing fields.

The village sits within stunning accessible dales countryside approximately 5 miles to the Market Town of Settle.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Porch, Entrance Hall, Inner Hallway, Lounge, Study, Dining Room, Breakfast Kitchen, Utility Room, Pantry, WC.

First Floor

Landing, 5 Bedrooms, 2 Bathrooms, Separate WC.

Outside

Detached Garage, Walled Gardens, Parking.

ACCOMMODATION:

GROUND FLOOR:

Entrance Porch:

5'0" x 5'2" (1.52 x 1.57)

Stone front porch, solid external entrance door with fan light over, exposed stonewall, tiled floor, wide solid pine internal door.





Entrance Hall:

12'10" x 17'9" (3.91 x 5.41)

Feature return staircase to the first floor with ornate handrail and newel post, corniced ceiling, picture rail, access to the principal rooms, radiator, single glazed multi paned sash window, exposed floorboards.



Inner Lobby:

5'0" x 4'3" (1.52 x 1.29)

Access to lounge and study.



Lounge:

14'10" x 16'0" (4.52 x 4.87)

Large room, large single glazed multi paned sash windows with window shutters, open fire grate within wood fire surround with tiled inset/hearth, radiator, coved ceiling, picture rail, high skirting boards, pine door.



Dining Room:

13'1" x 15'0" (3.98 x 4.57)

Multi paned single glazed sash window with window shutters, tiled fireplace within wood fire surround, tiled inset/hearth, picture rail, radiator, pine door.





Study:

9'1" x 12'0" (2.76 x 3.65) + 5'10" x 7'6" (1.77 x 2.28)

To the front, dual aspect with paned windows with shutters, aspects over to side garden, radiator, ornate fireplace, bookshelves, pine door.



Breakfast Kitchen:

17'9" x 13'0" (5.41 x 3.96)

Large family room with extensive range of modern kitchen base units with complementary worksurfaces, wall units, stainless steel sink with mixer taps, cooker point, extraction hood over, glazed rear external entrance door with access to the rear garden, fan light over, single glazed multi pane window with shutters, radiator, space for large table, two pine doors.



Utility Room:

14'9" x 6'2" (4.49 x 1.88)

Base units with complementary worksurfaces, wall units plus shelves, stainless steel sink with mixer taps, radiator, oil fired central heating boiler with pressurised water tank, plumbing for washer, single glazed window with shutter, glazed side door to lean to, shelved store cupboard/pantry.





Cloakroom:

6'6" x 7'9" (1.98 x 2.36)

Off the main hallway, radiator, coat hooks.



WC:

6'7" x 5'0" (2.00 x 1.52)

WC, pedestal wash hand basin, single glazed window with shutters, understairs store cupboard, pedestal wash hand basin, pine door.

FIRST FLOOR:

Landing:

10'4" x 8'4" (3.15 x 2.54) (Excluding staircase)

Very spacious with access to 3 bedrooms, bathrooms, store room with loft access 9'8" x 3'3" (3.98 x 4.21), tall secondary glazed window off ½ landing, picture rail, radiator.



Bedroom 1:

11'8" x 15'9" (3.55 x 4.80)

To the rear, large double bedroom, fireplace with cast iron inset, single glazed multi pane sash window, access to bathroom, picture rail, radiator.



Bedroom 2:

10'7" x 16'0" (3.22 x 4.87)

Double bedroom, single glazed multi pane sash window, cast iron fireplace with surround, radiator, picture rail.





Bathroom 1:

8'5" x 12'3" (2.56 x 3.73)

Large room with 4-piece white bathroom suite comprising bath, shower enclosure with electric shower, low flush WC, pedestal wash hand basin, single glazed multi pane sash window, vertical radiator.



Bathroom 2:

9'8" x 13'0" (2.94 x 3.96)

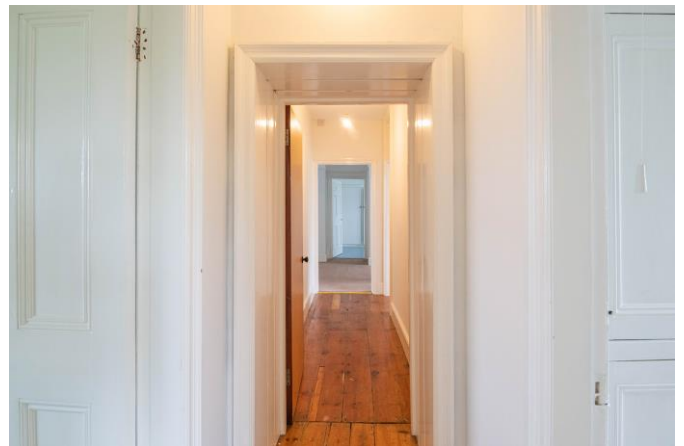
Large room with 3-piece white bathroom suite comprising bath with shower over off the system, WC, pedestal wash hand basin, radiator, single glazed sash window with shutters, store cupboard.



Inner Landing:

3'5" x 17'10" (1.04 x 5.43)

Further access to 3 Bedrooms and WC.



Bedroom 3:

15'10" x 14'10" (4.82 x 4.52)

To the rear, double bedroom, single glazed multi pane sash window, cast iron fireplace, picture rail, radiator, corniced ceiling.





Bedroom 4:

10'5" x 9'0" (3.17 x 2.74)

To the front, single bedroom, single glazed window with shutters, radiator, built in wardrobe.



Bedroom 5:

9'6" x 13'0" (2.89 x 3.96)

Single bedroom, single glazed gable window, views, radiator.



WC:

5'0" x 9'2" (1.52 x 2.79)

WC, pedestal wash hand basin, single glazed window with shutter, cupboard, radiator, corniced ceiling.



OUTSIDE:

Side Lean To & Coal Store:

10'7" x 5'3" (3.22 x 1.60)

Forecourt, side parking area off Clapham Road with parking for several vehicles, mature trees, walled boundary, store outbuilding (not measured).

Garage:

10'0" x 15'0" (3.04 x 4.57)

Slate roof.





Good sized rear gardens, laid to lawn with walled boundaries, mature trees and shrubs, flower borders.



Directions:

Enter Austwick Village from Settle on the A65, turn right into the village at the first turning. Enter the village and go left past the church approximately 100 yards and The Vicarage is located on the left hand side, a for sale board is erected.

Tenure:

Freehold with vacant possession on completion

Services:

Mains water, drainage, electric and oil fired central heating.

Viewing:

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

Purchase Procedure:

If you would like to make an offer on this property then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

Marketing:

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.



N.B. No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

N.B. No electric or oil checked.

N.B. Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

Local Authority:

North Yorkshire Council
 1 Belle Vue Square
 Broughton Road
 SKIPTON
 North Yorkshire
 BD23 1FJ

Council Tax Band 'G'

The Vicarage Clapham Road Austwick LANCASTER LA2 8BE		Energy rating F
Valid until 18 November 2028	Certificate number 9688-9050-6221-8078-9910	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		



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