



## TOSSIDE FOLD BARN, TOSSIDE £550,000







## TOSSIDE FOLD BARN, TOSSIDE, SKIPTON, BD23 4SD

Stunning 4 double bedroom stone built detached barn conversion located in a superb rural position standing within outstanding gardens extending to approximately 1/3 of an acre.

Lovingly designed, converted and occupied by the current owner, this is a truly magnificent family home.

Well planned and flowing accommodation with spacious rooms, quality fixtures and fittings throughout and a good eye for detail.

Decorated and presented to a high standard with upvc double glazed windows and external doors, oil fired central heating, and is ready for immediate occupation.

Light and airy accommodation laid over 2 floors with many interesting features evident such as exposed roof trusses, window seats etc.

Standing within open countryside with ample parking, sheds, greenhouses, summerhouse, raised vegetable beds. Lawns and poly tunnel.

Ideal property for a family or somebody with outside interests or self sufficiency.

Well worthy of internal and external inspection to fully appreciate the size, layout, condition and position.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Hall, WC/Cloakroom, Utility Room, Lounge, Dining Room, Kitchen.

#### First Floor

Landing, 4 Bedrooms, 2 Bathrooms.

#### Outside

Forecourt Parking, Large Garden Area.

### ACCOMMODATION:

#### GROUND FLOOR:



#### Entrance Hall:

12'3" x 13'0" (3.73 x 3.96) plus lobby  
Large double glazed entrance screen with external entrance door and side panels, feature return staircase up to the first floor, full height open ceiling, 2 radiators, access to principal rooms.



**WC/Cloakroom:**

6'0" x 3'9" (1.82 x 1.14)

With pedestal wash hand basin and WC, upvc double glazed window, radiator.



**Utility Room:**

7'6" x 9'3" (2.28 x 2.81)

With plumbing for washing machine, oil fired central heating boiler, water treatment unit for bore hole water supply, radiator.

**Lounge:**

20'0" x 17'0" (6.09 x 5.18)

Large room with Inglenook style fireplace with feature stone surround and multi fuel stove on flagged hearth, 2 upvc double glazed windows, upvc double glazed French doors with access to the rear garden, 3 radiators, mock beams.







### Dining Room:

13'1" x 14'2" (3.98 x 4.31)

Good sized room with upvc double glazed French doors with access to the rear garden, upvc double glazed window, radiator, feature corner stone fireplace with stone back and flue, double doors to the lounge.



### Kitchen:

13'10" x 11'0" (4.21 x 3.35)

Large dining kitchen with extensive range of modern kitchen base units with complementary work surfaces, wall units, electric hob, extraction hood, space for double oven, stainless steel sink, upvc external stable entrance door, sink, radiator, 2 upvc double glazed windows.







## FIRST FLOOR:

### Landing:

13'0" x 11'6" (3.96 x 3.50) plus 7'0" x 9'2" (2.13 x 2.79)

Spacious galleried landing area with access to 4 bedrooms and 2 bathrooms, open ceiling with exposed original roof trusses and beam, Velux, boarded floor, radiator, shelved cylinder cupboard.



### Bedroom 1:

13'0" x 20'1" (3.96 x 6.12)

Large master bedroom with 2 reinforced upvc double glazed windows, dressing area with range of built in wardrobes, radiators, access to bathroom, beam, wood flooring.



### Bathroom:

7'8" x 9'2" (2.33 x 2.79)

Off the landing with access to bedroom 1, 4 piece ivory bathroom suite comprising bath, pedestal wash hand basin, shower enclosure with electric shower, radiator, upvc double glazed window, wood flooring, tiled walls.





### Bedroom 2:

11'2" x 13'0" (3.40 x 3.96)

Dual aspect reinforced upvc double glazed windows, radiator, wood flooring.



View from bedroom 2

### Bedroom 3:

8'3" x 11'4" (2.51 x 3.45)

Double bedroom with reinforced upvc double glazed window, radiator, wood flooring.







### **Bedroom 4:**

9'5" x 9'9" (2.87 x 2.97)

Double bedroom/study with reinforced upvc double glazed window, vaulted ceiling, radiator, wood flooring.



### **House Bathroom:**

6'8" x 11'3" (2.03 x 3.42)

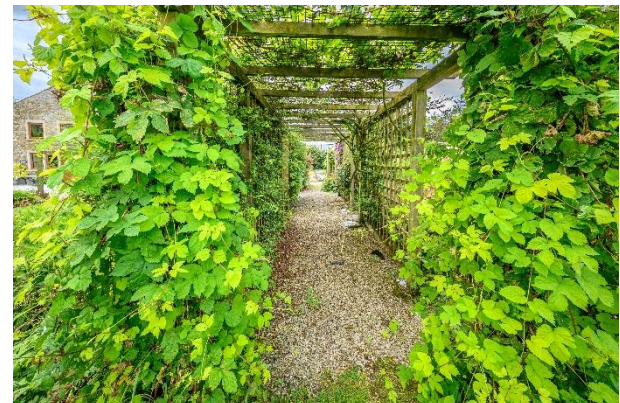
With access from the landing and bedroom 2 comprising 5 piece white bathroom suite comprising bath, shower enclosure with electric shower, WC, pedestal wash hand basin, bidet, upvc double glazed window, tiled walls, wood flooring.



### **OUTSIDE:**

The property is approached along a private lane with access for a neighbouring farmer, garden area extending to approximately a third of an acre, forecourt parking for several vehicles, landscaped gardens with fenced, boundaries, patio area, oil tank, 2 greenhouses, gravelled area, flower beds, summer house, ornamental pond, vegetable garden, several timber sheds, shed for water tank, mature shrubs, mature fruit trees, poly tunnel.





**Directions:**

Leave Settle go through Rathmell on to Wigglesworth, go right in Wigglesworth towards Tossie at Bowland Park take the next left turning, A for Sale Board is erected, go down the lane for approximately half a mile. Fold Barn is on the second property on the right.

**Tenure:**

Freehold with vacant possession on completion

**Services:**

Private water supply, oil fired central heating, septic tank drainage.

**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/oil appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

**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 'F'





EPC & Floor Plan to follow



[www.tpos.co.uk](http://www.tpos.co.uk)

Market Place

Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

[settle@neilwrightestateagents.co.uk](mailto:settle@neilwrightestateagents.co.uk)

King's Arms Buildings

15 Main Street High Bentham

Lancaster LA2 7LG

Tel: 015242 62458

[bentham@neilwrightestateagents.co.uk](mailto:bentham@neilwrightestateagents.co.uk)

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