

Foss View
Litton, Nr Skipton





Foss View

Litton, Nr Skipton, North Yorkshire, BD23 5QJ

Offers over: £275,000

LOCATION

Nestled in the heart of the picturesque Yorkshire Dales village of Litton with its own public house and approximately 10 miles from the popular Dales town of Grassington and 17 miles to the market town of Skipton, both of which offer a good range of local amenities including shops, public houses, primary and secondary schools.

DESCRIPTION

Foss View is a charming two-bedroom farmhouse of stone construction offering an increasingly rare opportunity for restoration. With many original features, rustic character, and stunning countryside views, it provides the perfect blank canvas for anyone looking to create their dream home in one of the most sought-after locations in the UK. This property is brimming with possibilities for those with a vision and offers immense potential to transform into a truly unique, character-filled home.

The property briefly comprises:

Entrance Hall; Dining Room with large open fireplace; Sitting Room with open fireplace; Kitchen; Stairs; Landing; Two Large Double Bedrooms; Bathroom; Additional Staircase; Extensive garden; space to create private parking.

THE PLOT

Foss View sits within a 0.13 acre plot with a large lawned garden and the space to create offroad parking if desired. In addition to the garden, there is a circa 0.58 acre field adjacent to the property bounded by drystone walls with access off the highway.

SERVICES

Foss View benefits from mains electricity and water is supplied via a shared spring water supply. Drainage is to a private septic tank. None of the services have been tested and Purchasers are advised to make their own enquiries as appropriate.

TENURE

The property is sold freehold with vacant possession upon completion.

EPC

The property has an EPC rating of G (01).



COUNCIL TAX

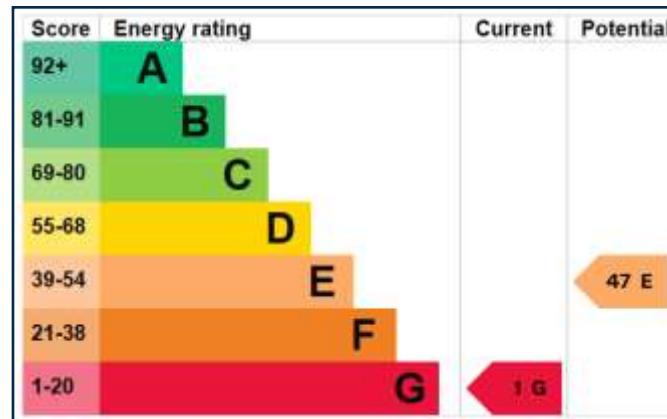
The property is in Council Tax Band "E". The normal charge for Band "E" properties in Litton, North Yorkshire for 2024/2025 is £2,734.40.

WHAT3WORDS

[//woods.hardback.bring](https://www.what3words.com/woods.hardback.bring)

VIEWING ARRANGEMENTS

Viewing strictly by appointment with sole selling agents, WBW Surveyors Ltd.



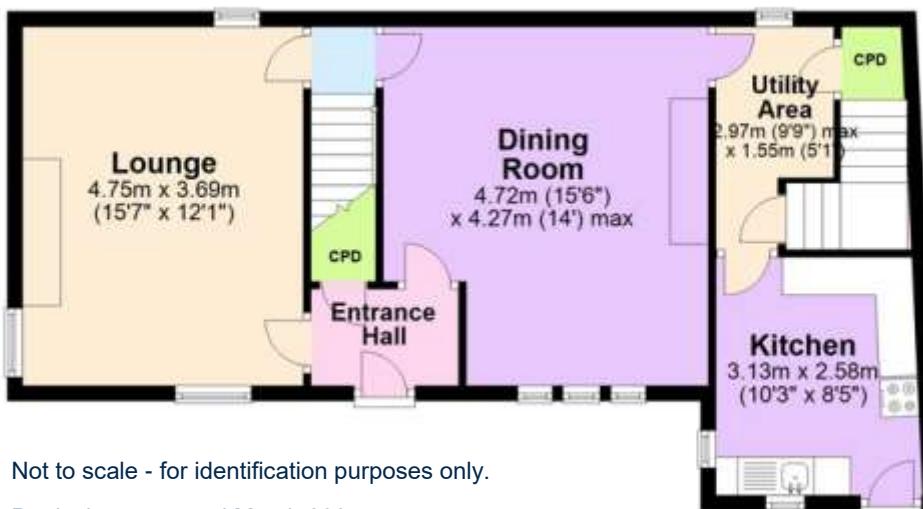
METHOD OF SALE

The property is offered for sale by private treaty although the Vendors reserve the right to conclude the sale by any other method.

OFFERS AND ENQUIRIES

Foss View is available for sale with offers over £275,000. To make an offer or for further information please contact Rachel Atkinson or Lisa Bickerton on 01756 692900 or by email; rachel.atkinson@wbwsurveyors.co.uk lisa.bickerton@wbwsurveyors.co.uk

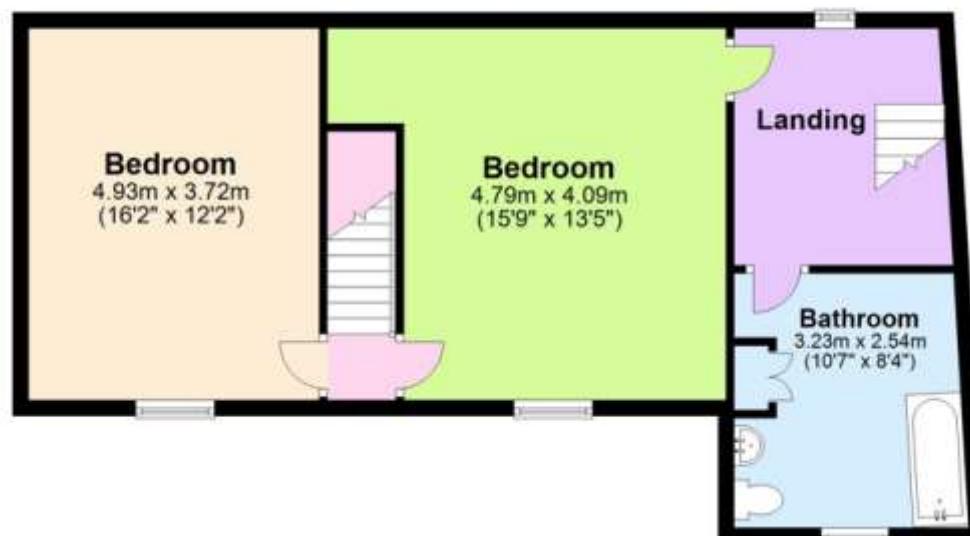
Ground Floor
Approx. 56.1 sq. metres (603.7 sq. feet)



Not to scale - for identification purposes only.

Particulars prepared March 2025

First Floor
Approx. 61.6 sq. metres (663.1 sq. feet)



Foss View, Litton, Nr Skipton, BD23 5QJ

A charming two bedroom house brimming with immense potential to transform it into a truly unique, character-filled home in a circa 0.71 acres plot.



Skipton Auction Mart
Gargrave Road
Skipton
North Yorkshire
BD23 1UD
Tel: 01756 692 900
www.wbwsurveyors.co.uk

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GENERAL: While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

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.