



TOWN HEAD FARMHOUSE

£550,000





TOWN HEAD FARMHOUSE, LONG PRESTON, SKIPTON, BD23 4QH

A substantial three bedroom detached, stone-built residence, located in a superb position on the edge of Long Preston village. Offering spacious, well maintained family accommodation, laid over two floors.

This is a characterful listed house, dating back to the seventeenth century with later nineteenth and twentieth alterations.

The accommodation has a spacious layout comprising two large reception rooms, farmhouse kitchen, and cloakroom with WC to the ground floor.

Wide landing with three large double bedrooms with one ensuite, plus very well-appointed house bathroom.

Externally, the property benefits from an outside garage/workshop, a large cobbled rear parking court for several vehicles, and good-sized lawned front garden.

The property features quality fixture and fittings throughout, including a quality kitchen with AGA and refurbished bathrooms. Full of character such a mullioned windows, open ceilings with exposed timbers.

A real gem of a house, which must be internally/externally inspected to fully appreciate the size, layout, and quality.

Situated within this popular Yorkshire Dales village, the house enjoys a prime position on the edge of the village away from the main road with easy access to the open countryside, while remaining accessible to the village amenities.

Long Preston is located approximately three miles from the Market Town of Settle. The village has local amenities such as a village shop, church, village hall, playing field and a railway station with links to Settle, Skipton, and Leeds.

ACCOMMODATION COMPRISES:

Ground Floor

Lounge, Sitting Room, Kitchen, Entrance Hall, WC.

First Floor

Landing, Master Bedroom, En Suite Bathroom, 2 Further Bedrooms, House Bathroom.

Outside

Integral Garage, Cobbled Rear Parking Area, Mature Front Gardens.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

3'0" x 6'7" (914 x 2.00) excluding stairs

Half glazed external entrance door, step up to the garage, cupboard housing gas fired central heating boiler, radiator, flagged floor.



WC:

3'2" x 6'4" (965 x 1.93)

WC, wash hand basin, flagged floor, single glazed window, space under stairs.



Kitchen:

22'11" x 12'9" (6.98 x 3.88)

Large farmhouse style kitchen with a range of kitchen base units with complementary wood worksurfaces, Belfast sink with mixer taps, gas fired AGA (black) in recess, part glazed external stable style entrance door, single glazed sash windows, flagged floor, recessed spotlights and plumbing for washing machine.



Sitting Room:

16'6" x 12'0" (5.02 x 3.65) Middle Room

Staircase to the first floor open under, single glazed mullioned window, oak wood flooring, and cast-iron radiator.



Lounge:

16'7" x 18'5" (5.05 x 5.61)

A large room, part glazed external entrance door, two single glazed gable windows, single glazed mullioned window to the front, large multi fuel stove in recessed fireplace, stone head over fireplace and surround flagged hearth, beamed ceiling, oak flooring, and cast-iron radiator.



FIRST FLOOR:

Landing:

6'6" x 24'7" (1.98 x 7.49) Sitting Area: 8'7" x 6'0" (2.61 x 1.82)

Spacious, light, and airy with access to three bedrooms and house bathroom. Cast iron radiator, two single glazed windows, open ceiling, exposed roof timber and boarded internal doors.

Bedroom 1:

12'4" x 18'9" (3.75 x 5.71)

Large double bedroom, open ceiling, exposed purlins, single glazed window, and cast iron radiator.





Ensuite Bathroom:

6'6" x 9'0" (1.98 x 2.74)

Well-appointed with 4-piece bathroom suite comprising steel bath, shower enclosure with drencher shower over off the system, vanity wash hand basin, WC, open ceiling, exposed purlins, single glazed window, vertical radiator/towel rail, tiled flooring, and recessed spotlights.



Bedroom 2: Middle

9'10" x 12'2" (2.99 x 3.70)

Double bedroom, single glazed mullioned window, exposed roof truss, open ceiling, cast iron radiator.



Bedroom 3:

9'8" x 18'4" (2.94 x 5.58)

Double bedroom, two single glazed windows, one mullioned, exposed roof truss, cast iron radiator.





House Bathroom:

6'7" x 9'9" (2.00 x 2.97)

Well-appointed with 4-piece bathroom suite comprising free standing bath with mixer taps, vanity wash hand basin, shower enclosure with shower over off the system, WC, tiled flooring, tiled walls to dado, single glazed window, vertical radiator, open ceiling, recessed spotlights.



OUTSIDE:

Front:

A good size front garden with mature hedges, boundary lawn, paved area, and gate access to Townhead.

Rear:

Integral Garage 10'2" x 16'8" (3.09 x 5.08)

Integral garage with automatic door with access off a private cobbled parking/turning area to the rear, power and light, water tap, cobbled rear courtyard with parking/turning for several vehicles.



**Directions:**

Enter Long Preston village on the A65 from Settle and take the first left turning at the side of the small Green onto Townhead. Proceed up the hill and Townhead Farmhouse is located on the left-hand side. A For Sale board is erected.

Tenure:

Freehold with vacant possession on completion

Services:

Mains drainage, electric, gas and Long Preston water trust.

Internet/Mobile Coverage:

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage.

Flooding:

[Check for flooding in England - GOV.UK](#) shows that is very low.

Surface water [More about your surface water flood risk](#)

Yearly chance of flooding

Very low	Low	Medium	High
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Yearly chance of flooding between 2040 and 2060

Very low	Low	Medium	High
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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. 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 'C'

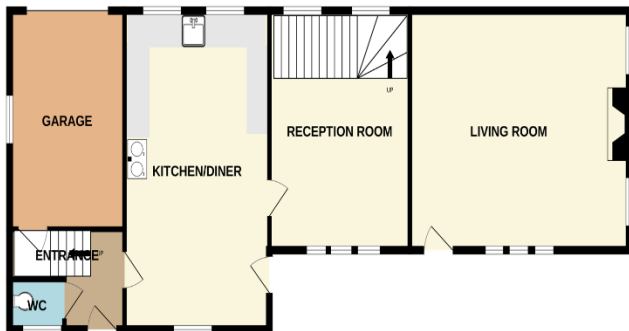
Listed Building Number: 1301352

English Heritage ID: 323876

Town Head Farmhouse Long Preston SKIPTON BD23 4QH		Energy rating D
Valid until 16 September 2035	Certificate number 9634-3054-6201-9355-7204	

Property type	Detached house
Total floor area	171 square metres

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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