



OIRO £525,000 (Sale by Private Treaty)

Penyghent Farm Cottage, Selside, BD24 0HZ



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Penyghent Farm Cottage Selside, BD24 OHZ

An exciting opportunity to acquire a rural property in the heart of the Yorkshire Dales National Park, enjoying panoramic views of the iconic Yorkshire Three Peaks. Ideally located just a stone's throw from the popular village of Horton in Ribblesdale, with the nearby market towns of Settle and Hawes close at hand. The property offers excellent versatility and would appeal to a wide range of prospective purchasers.

Comprises:

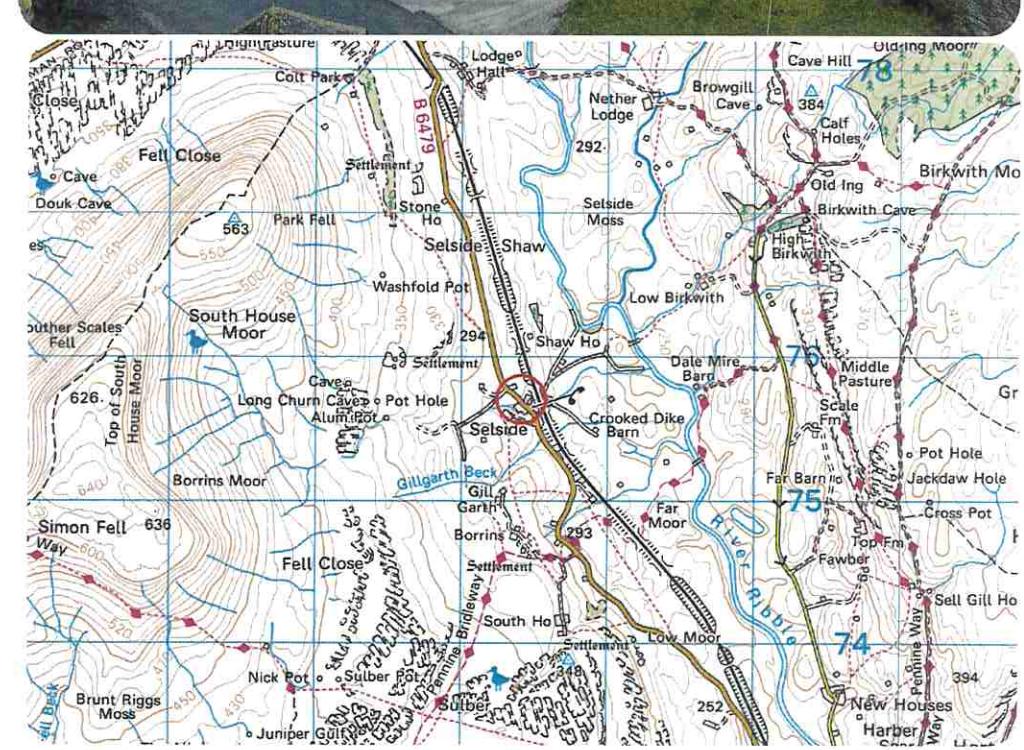
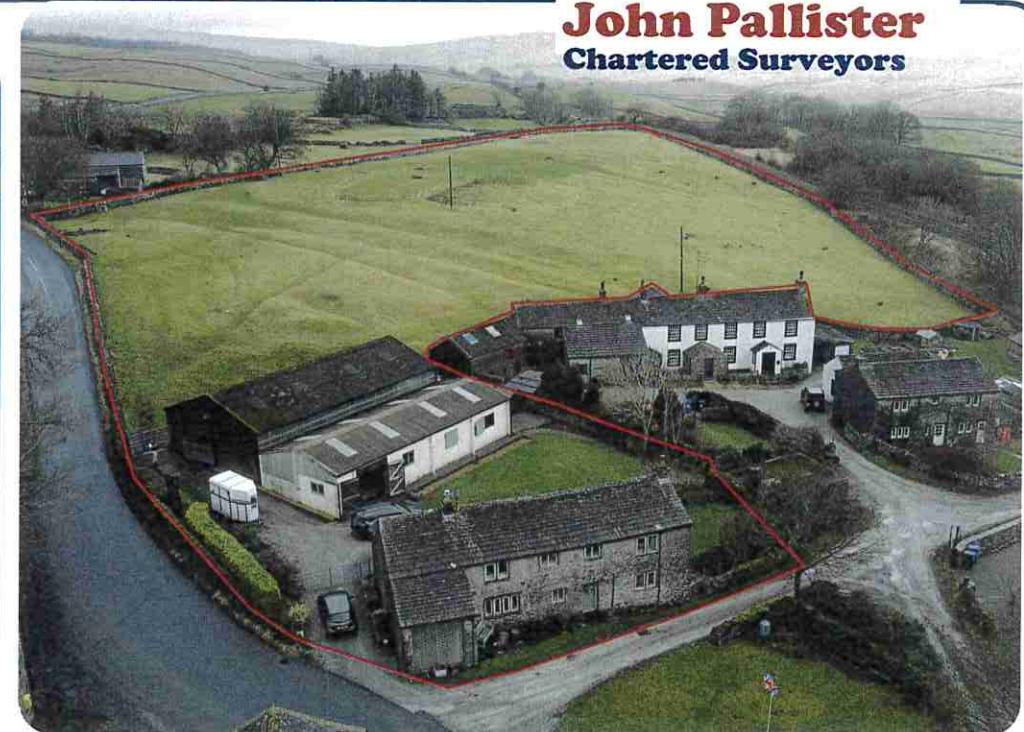
- A charming and beautifully presented three/four-bedroom Grade II listed farmhouse, combining traditional character with a stylish modern interior.
- The property enjoys off road parking for multiple vehicles, landscaped gardens fully enclosed for pets and outdoor seating areas to enjoy the peaceful summer evenings.
- Two substantial barns including a three-stable block and a versatile open building suitable for storage, indoor equestrian use, or other purposes (Subject to the relevant consents), complemented by a secure yard ideal for pet exercise.
- Approximately 4 acres of quality pasture land, attractively enclosed by classic dry-stone walls.

**For Sale by Private Treaty
Offers in the region of: £525,000**

Set in an exceptional location amidst the rolling Yorkshire Dales, Penyghent Farm Cottage enjoys unrivalled walking and riding opportunities directly from the doorstep, including unlimited off-road hacking along the Pennine Bridleway. The property benefits from direct roadside access from the B6479. Two rail stations are located approximately five minutes away, with a further mainline station at Settle around 15 minutes away. A regular bus service runs from Horton in Ribblesdale to both Settle and Clitheroe, collecting from outlying villages en route, and the M6 (Junction 36) is accessible in approximately 25 minutes.

A full range of amenities can be found in the nearby market town of Settle, including primary and secondary schooling, alongside the renowned Giggleswick School. A dedicated school bus service conveniently collects and returns pupils daily directly outside the property. The popular Dales village of Ingleton, with its wide range of attractions, is just 15 minutes away, while Hawes and the ever-popular market town of Kirkby Lonsdale, home to Queen Elizabeth School, are both within easy reach at approximately 25 minutes. Together, these picturesque towns offer an excellent selection of bars, restaurants, shops and services, set against a backdrop of outstanding scenery and countryside, providing the very best of rural living with excellent accessibility.

The property itself offers considerable versatility, further enhanced by a range of external buildings. Currently configured to suit the equestrian market, these buildings present excellent potential for adaptation or alternative uses, subject to the necessary consents.



Penyghent Farm Cottage briefly comprises: -

Kitchen Area: 10'7" x 27'2" (3.22 x 8.28) Kitchen fitted with a range of base units and work surfaces, electric range cooker with extractor hood, sink with mixer taps, and plumbing for a washing machine. Features include a double-glazed floor-to-ceiling picture window, two double-glazed mullioned windows, wood flooring, cast-iron radiator, recessed spotlights and part open ceiling.



Dining Room: 18'6" x 16'3" (5.63 x 4.95) Feature fireplace housing a wood-burning stove, wood flooring, two double-glazed mullioned windows, rear window, solid external entrance door, and two cast-iron radiators.



Lounge Area: 15'4" x 19'2" (4.67 x 5.84) Double-glazed mullioned windows with shutters, tall side window with shutters, stove set within a recessed hearth, wood flooring, cast-iron radiator, beamed ceiling, rear external entrance door, step down to dining room/second lounge, recessed spotlights, understairs cupboard housing the oil-fired central heating boiler, and staircase to the first floor.



Staircase to the First Floor:

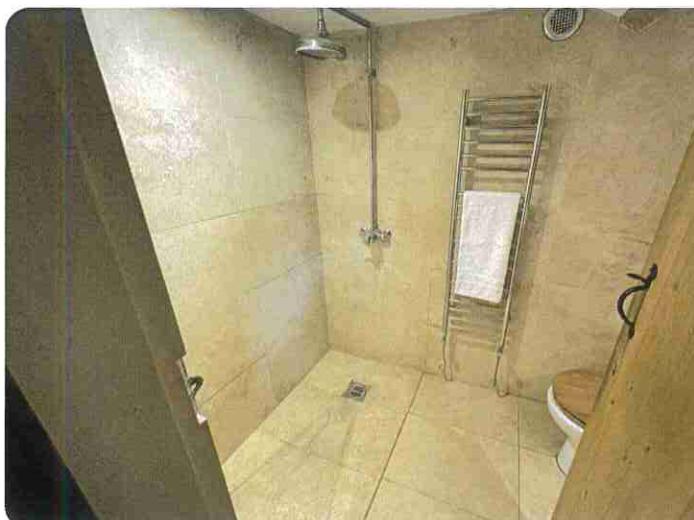
Landing: 6'0" x 12'10" (12.82 x 3.91) Providing access to three bedrooms and the house bathroom, with an open ceiling, handmade boarded doors, and a double-glazed window with shutters.



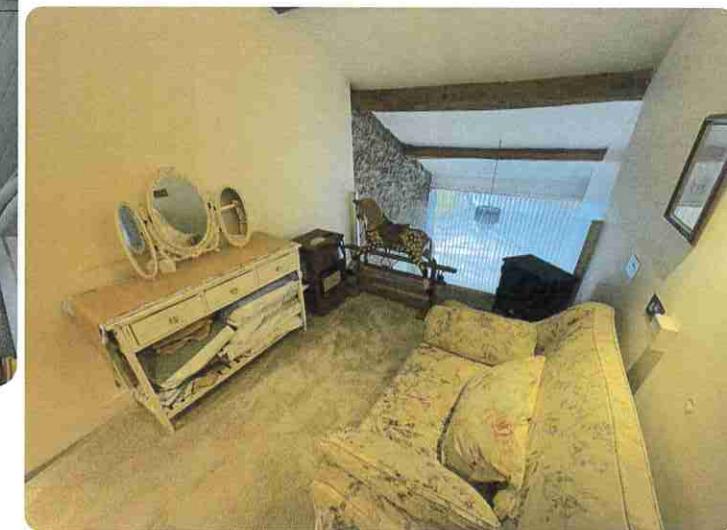
Master Bedroom: 16'7" x 19'1" (5.05 x 5.81) Large double bedroom with three double-glazed windows, cast-iron radiator, open ceiling with exposed roof truss, and built-in wardrobe.



Wet Room 4'8" x 7'2" (1.42 x 2.18) accessed from the master bedroom, tiled throughout, comprising a shower, vertical radiator, WC, vanity wash hand basin, and double-glazed window.



Mezzanine: 7'9" x 10'7" (2.36 x 3.22) Suitable for either a study or dressing room with open ceilings and exposed beams.



Bedroom 2: 9'8 x 9'6" (2.94 x 2.89) Double bedroom, centrally positioned, with a double-glazed window, open beamed ceiling and radiator.



Bedroom 3: 10'10" x 8'10" (3.30 x 2.69) Double

bedroom with open ceiling, exposed roof truss, high-level storage area, double-glazed mullioned window, and radiator.



Main Bathroom: 8'2" x 6'5" (2.48 x 1.95) Bathroom fitted with a three-piece white suite comprising; a bath with shower over, WC, vanity wash hand basin and tiled walls.



To the Exterior:-

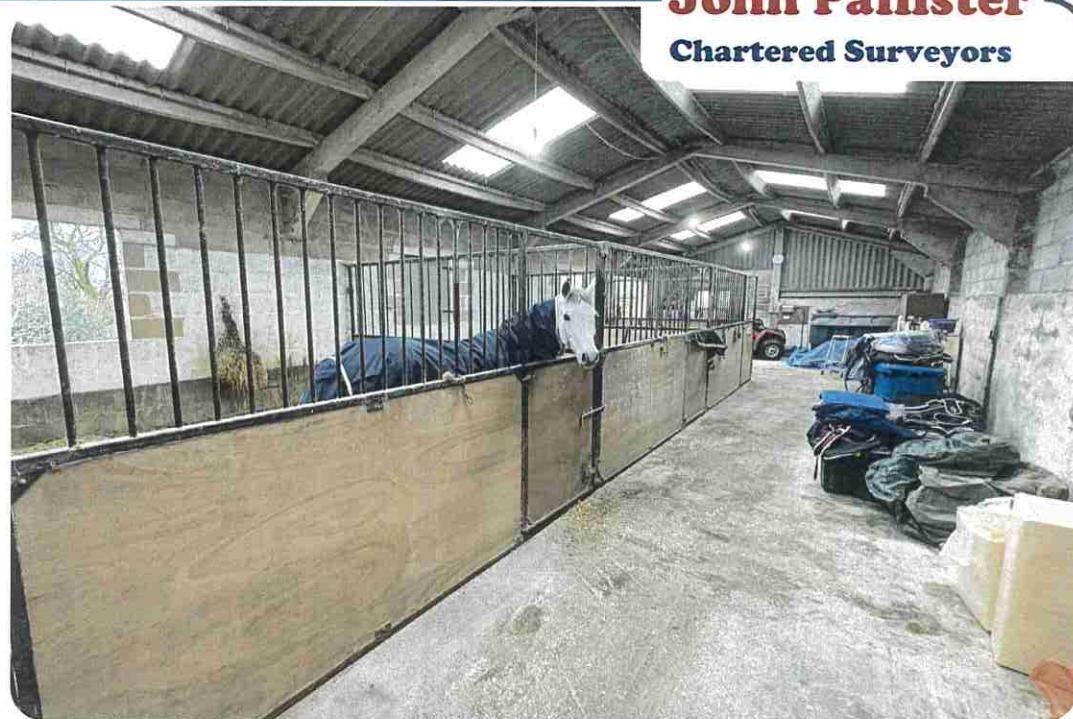
The property benefits from a spacious enclosed garden with off road parking for multiple vehicles to the rear. Boasting 2 lawns and flowerbed, gravel pathways, an Indian stone patio, drive space for multiple vehicles and a wooden garden shed. The garden also provides access to 2 external barns:

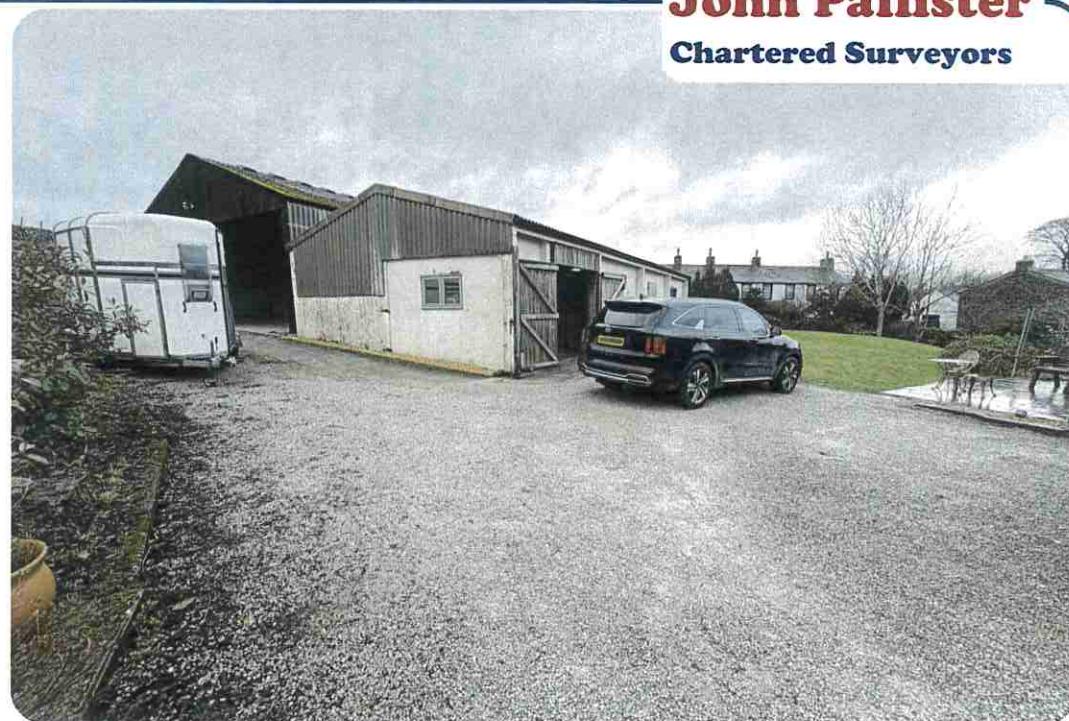
Building 1: Approximately 130m² (1,399 sqft), The barn is currently used for stabling horses, with three boxes of plywood and metal construction. It also houses the oil tank serving the property's heating system. The stables could be removed by a prospective purchaser, creating an open space suitable for a variety of alternative uses.

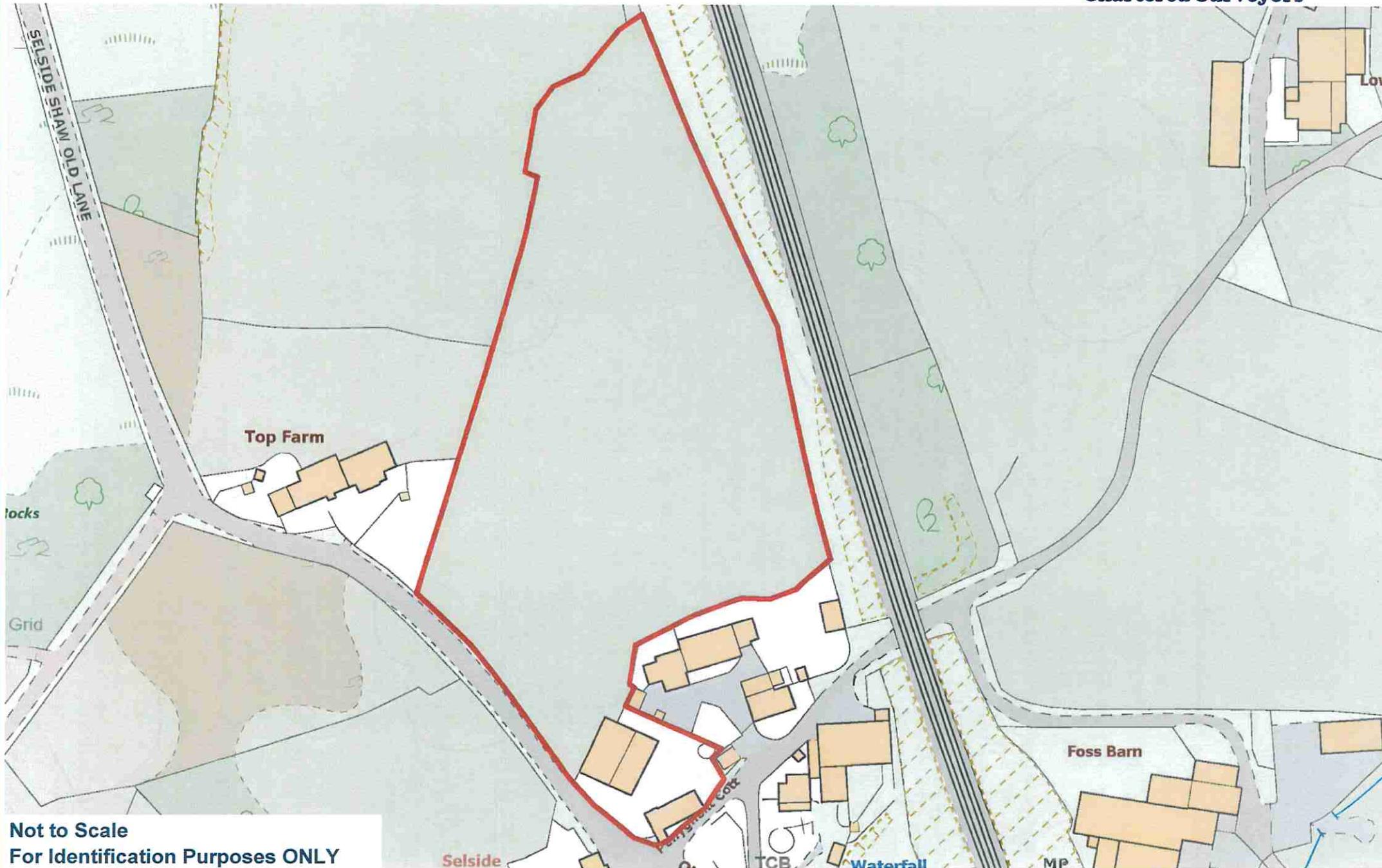
Building 2: Approximately 178m² (1,916 sqft). The barn is currently used as covered turnout for horses, with a sand and fibre surface. Of steel portal-frame construction, it is open to one gable and partially open on the other. The building provides a large open space and offers potential for a wide range of alternative uses, subject to the relevant consents.

Land: Approximately 4 acres of agricultural pasture land ideal for the grazing of livestock and enclosed with dry stone walls in keeping with the local area.

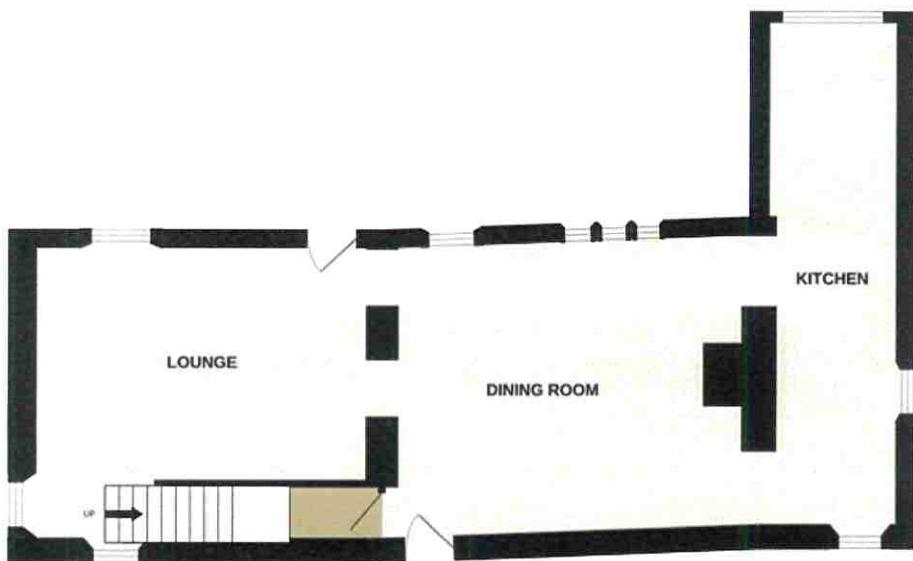




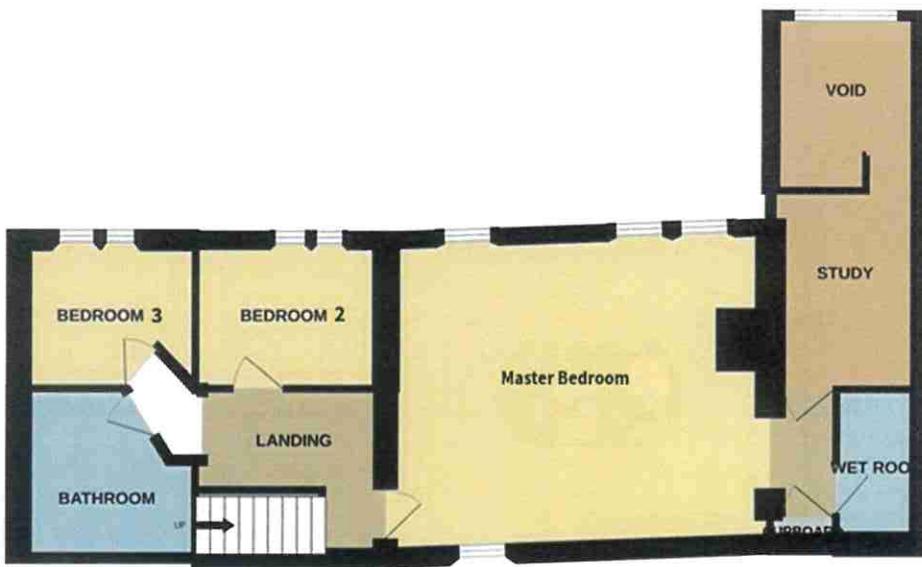




GROUND FLOOR
814 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR
800 sq.ft. (74.4 sq.m.) approx.



Not to Scale
For Identification Purposes ONLY

General Remarks

Services:

The cottage benefits from a private water supply, shared drainage system, mains electricity and oil central heating.

Please Note: John Pallister Ltd have not tested any of the above mentioned services and purchasers should satisfy themselves as to their presence and working order.

Local Authority:

North Yorkshire Council

Council tax:

Band—F

EPC: Unknown

Access:

The property benefits from private access off the B6479

Measurements:

The measurements provided are given in order to give a reasonable picture of the property prior to inspection. They are not to be relied upon by prospective purchasers, who are invited to make their own measurement survey.

Title and Tenure:

The property is offered for sale Freehold and with vacant possession upon completion.

John Pallister for themselves and as agents for the vendors of this property give notice that whilst we endeavor to make our sales particulars accurate and reliable, if there is any point of particular importance to you please contact the office and we will be pleased to confirm the position for you; particularly if you are contemplating travelling some distance to view the property. None of the statements contained in these particulars as to this property are to be relied on as representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. These particulars do not constitute any part of an offer or contract. The vendor, John Pallister nor any other person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Viewings

Viewings are **strictly** by appointment with the Agents only.

Suitable footwear is advised.

Method of Sale

For sale by Private Treaty and all offers should be submitted to the agents in writing. It should be noted that the vendor does not bind themselves to accept the highest, or indeed any offer submitted.

Money Laundering

Please bear in mind that the Agent will require from any purchaser looking to offer on the property; confirmation of the purchasers ability to fund the purchase, their solicitor's contact details and 2 forms of identification.

Health & Safety

Care should be taken when viewing the property, even when accompanied:

- Please do not climb gates, fences or other ancillary equipment on the land and ensure all gates are closed.
- Please do not enter fields with livestock present.
- The Agent accepts no responsibility for any loss or damage caused when viewing the property.

John Pallister

Chartered Surveyors

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