

FOR SALE

An unusually spacious four bedroomed semi-detached farmhouse forming part of this smallholding situated in an elevated position enjoying panoramic views towards Cowling and beyond.

The property would suit those requiring a smallholding or those with equestrian interests and the package comprises a range of outbuildings and 7.50 acres (3.04 ha) of land with further land (22.50 acres/9.12 ha) available if required.

GUIDE PRICE: £395,000



**KNARRS HILL FARM
BLACK LANE ENDS
COLNE
BB8 7ES**

LOCATION

Knarrs Hill Farm is situated in a rural location approximately 4 miles from Colne and 8 miles from the market town of Skipton. Leeds and Manchester are only 28 and 37 miles respectively with the M65 readily available at Colne leading into major transportation networks.

GENERAL DESCRIPTION

Knarrs Hill Farm offers a good opportunity for those wishing to escape to the country with rural or equestrian interests to benefit from a substantial semi-detached house with panoramic views over open countryside accompanied by a small range of outbuildings and workshops, all set in land equating to approximately 7.50 acres or thereabouts yet with further land of up to 30 acres available by separate negotiation.

The house offers generous accommodation situated over three floors with the possibility of the lower ground floor being used as a large annex for a dependent relative or as a teenage suite.

Outside stores attached to the side of the property offer potential for further expansion, subject to planning approval.



ACCOMMODATION

The farmhouse has a gross internal area of approximately 2756 sq ft (256.08 sq m) and briefly comprises:

On the Ground Floor:

Reception Hall: With open return staircase to the first floor and stairs leading to the lower ground floor annex.

Dining Kitchen/Snug: Stone fireplace with multi-fuel stove. Exposed beamed ceiling, double glazed window with window seat, panoramic views to front. Leading through to:



Kitchen: Fitted with extensive range of base and wall units with marble effect work surfaces. 1½ drainer stainless steel sink with swan neck tap, integrated Electrolux dishwasher, recess with Elba six burner LPG gas stove with oven, breakfast bar, ceiling spot lights, Amtico floor tile covering.



Sitting Room: An attractive through room with solid fuel Turnberry multi-fuel stove. Double glazed windows to three elevations, all with rural views.



Lower Ground Floor Annex

Reception Hall: With its own separate access leading out to the front garden. Understairs storage cupboard.

Sitting Room: Two uPVC double glazed windows overlooking the front garden.

Kitchenette: Fitted base and wall units with working surfaces, 1½ bowl sink with mixer taps, recess for automatic washing machine, built in Delonghi fan oven.

Cloakroom/Utility Room: With low level WC and wash hand basin.

Bedroom: With uPVC double glazed window, shelved recess.

Boiler Room: With Grant oil fired boiler, window to rear.

To the First Floor:

Galleried Landing: Light and airy circulation space giving access to:



Master Bedroom: A large double bedroom to the front of the house with windows to two sides, exposed beams and long distance panoramic views.

En-suite: Housing a white three piece suite incorporating L-shaped bath with electric shower and screen over, wash hand basin and low level WC. Tiled walls, shelved linen and hot water cylinder cupboard.



Bedroom 2: Spacious double bedroom to rear of house with deep window sill.

Bedroom 3: A further double bedroom to the front of the property with exposed beam and recessed window sill.

Bedroom 4: A fourth double bedroom with window in the gable end with delightful views.

House Bathroom: Four piece white suite comprising corner Whirlpool bath, corner shower cubicle, pedestal wash hand basin, low level WC. complementary tiling.



OUTBUILDINGS

Gardener's Room: Housing a block of two toilets and wash hand basin, ladder to mezzanine store.

Store/Workshop: A useful room with light and power and uPVC door.

Barn/Garage: With sliding door. Light and power.



The outbuildings form a courtyard attached to the main house and offer potential for conversion to further or separate living accommodation subject to necessary consents.



ADDITIONAL RANGE OF OUTBUILDINGS

Situated away from the main house and comprising a small collection of buildings as follows:

General Purpose Building: A traditional steel framed building with block sides and sheet roof measuring 11.57m x 13.30m (38'11" x 43'7") and previously used variously for storage or parties!

Open Fronted Store: Useful store or lambing shed measuring 5.37m x 11.09m (17'7" x 36'4") and easily accessible from the adjoining field.



GARDEN & GROUNDS

The property is approached from the highway through a shared driveway approximately $\frac{3}{4}$ mile long leading to the rear of the property, yard and parking areas. A particular feature of this property is the panoramic views to the front with formal garden area, yard and parking to the side of the property with several trees providing a pleasant backdrop.

LAND

Approximately 7.50 acre paddock and meadow to the property set down to grassland with direct access from the yard and drive area. Further land of up to 30 acres (in total) is available by separate negotiation.

SERVICES

Mains electricity, shared private drainage, shared spring water supply. Oil fired central heating and domestic hot water supplemented by multi-fuel stoves.

Please note the services have not been tested and we are therefore unable to offer any guarantees or assurances in respect of them.

COUNCIL TAX

Our enquiries reveal that the property is listed in Council Tax Band 'E'. An improvement indicator means that the Council Tax Band may change if the property is sold.

TENURE

We understand the property is held freehold with vacant possession upon completion.

ACCESS

Via a shared private driveway.

VIEWING

The property may be viewed by arrangement with the Sole Selling Agent, WBW Surveyors Ltd and to make an appointment please telephone 01756 692900.

OFFERS & ENQUIRIES

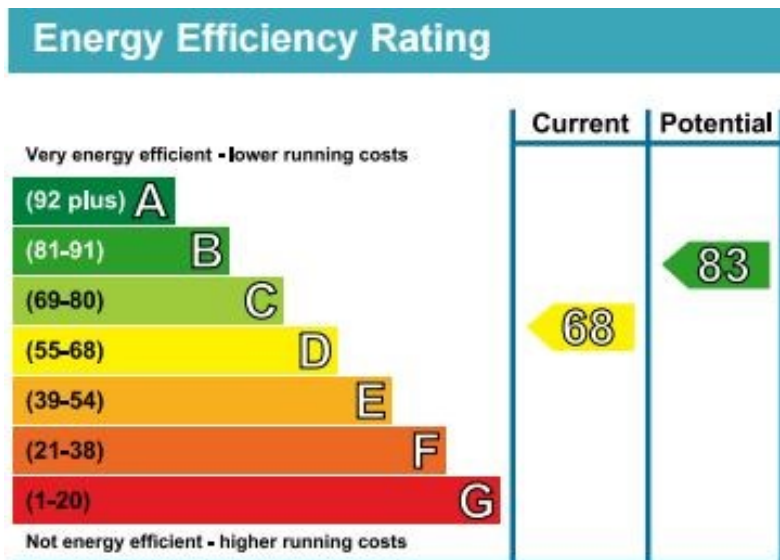
Offers are invited for the property and the Vendor reserves the right to seek best and final offers at any stage in the marketing process.

To make an offer or raise any queries please speak to Michael Beech, Jeff Crabtree or Victoria Bailey on 01756 692900.

Details Prepared: December 2016

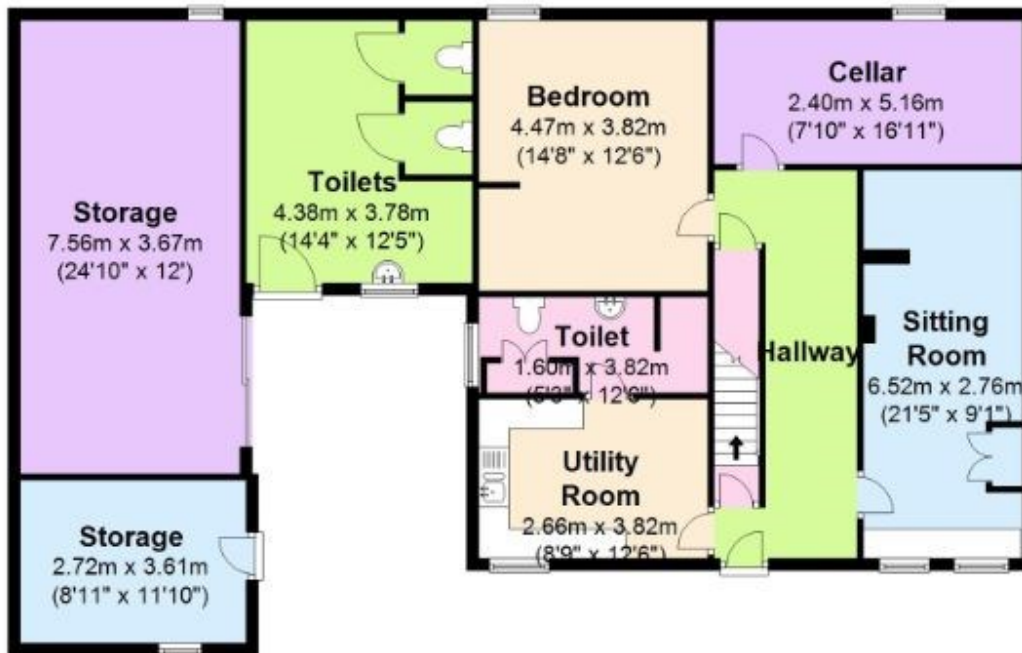


EPC



Lower Ground Floor

Approx. 136.6 sq. metres (1470.3 sq. feet)



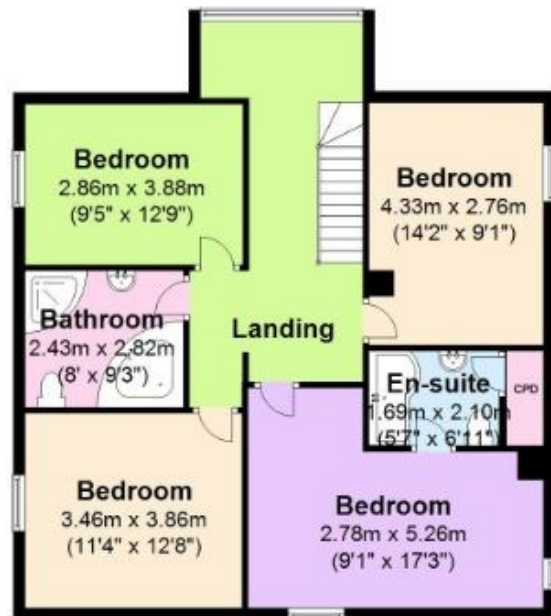
Ground Floor

Approx. 87.4 sq. metres (941.3 sq. feet)



First Floor

Approx. 86.2 sq. metres (927.3 sq. feet)

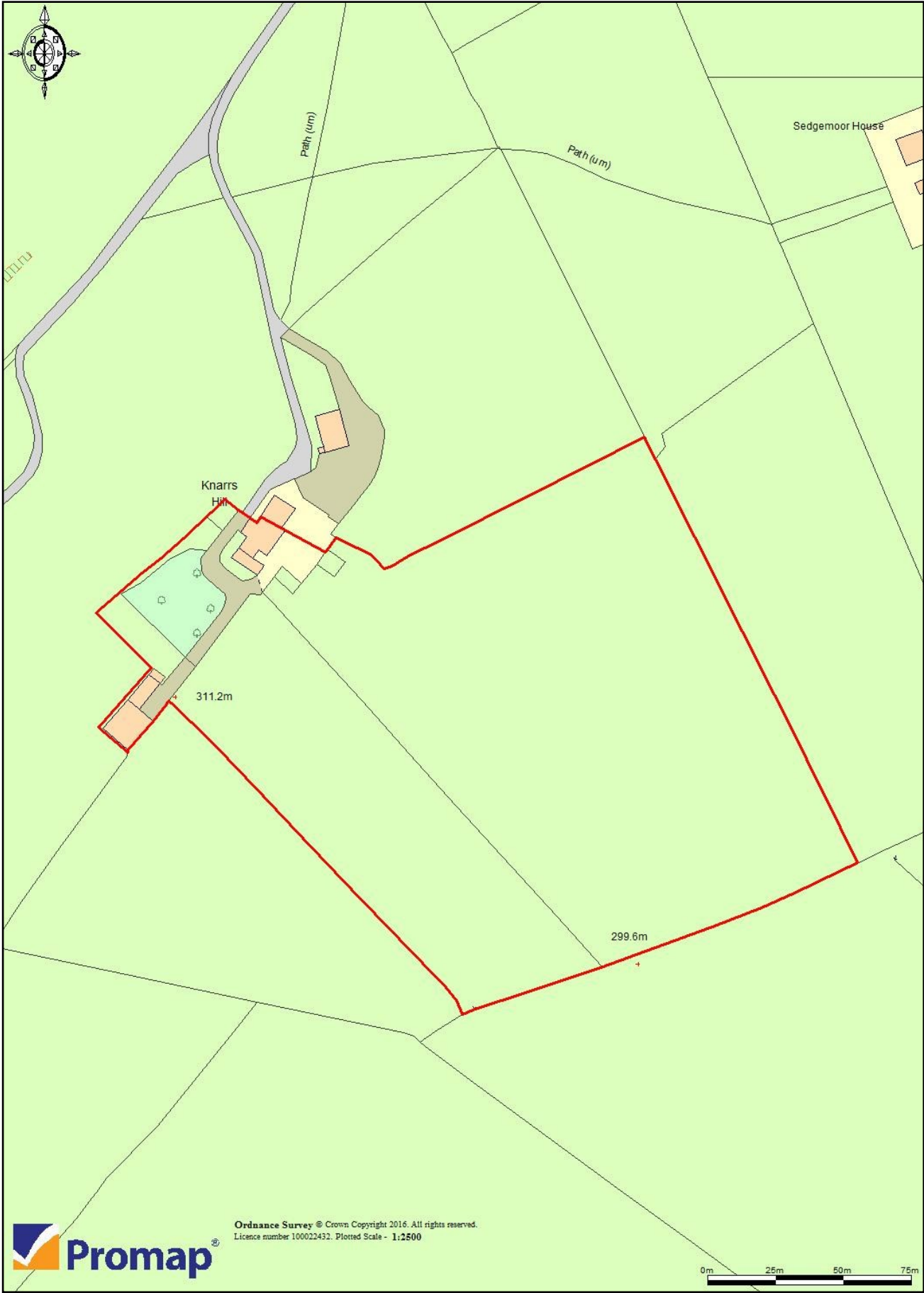


Total area: approx. 310.2 sq. metres (3338.8 sq. feet)

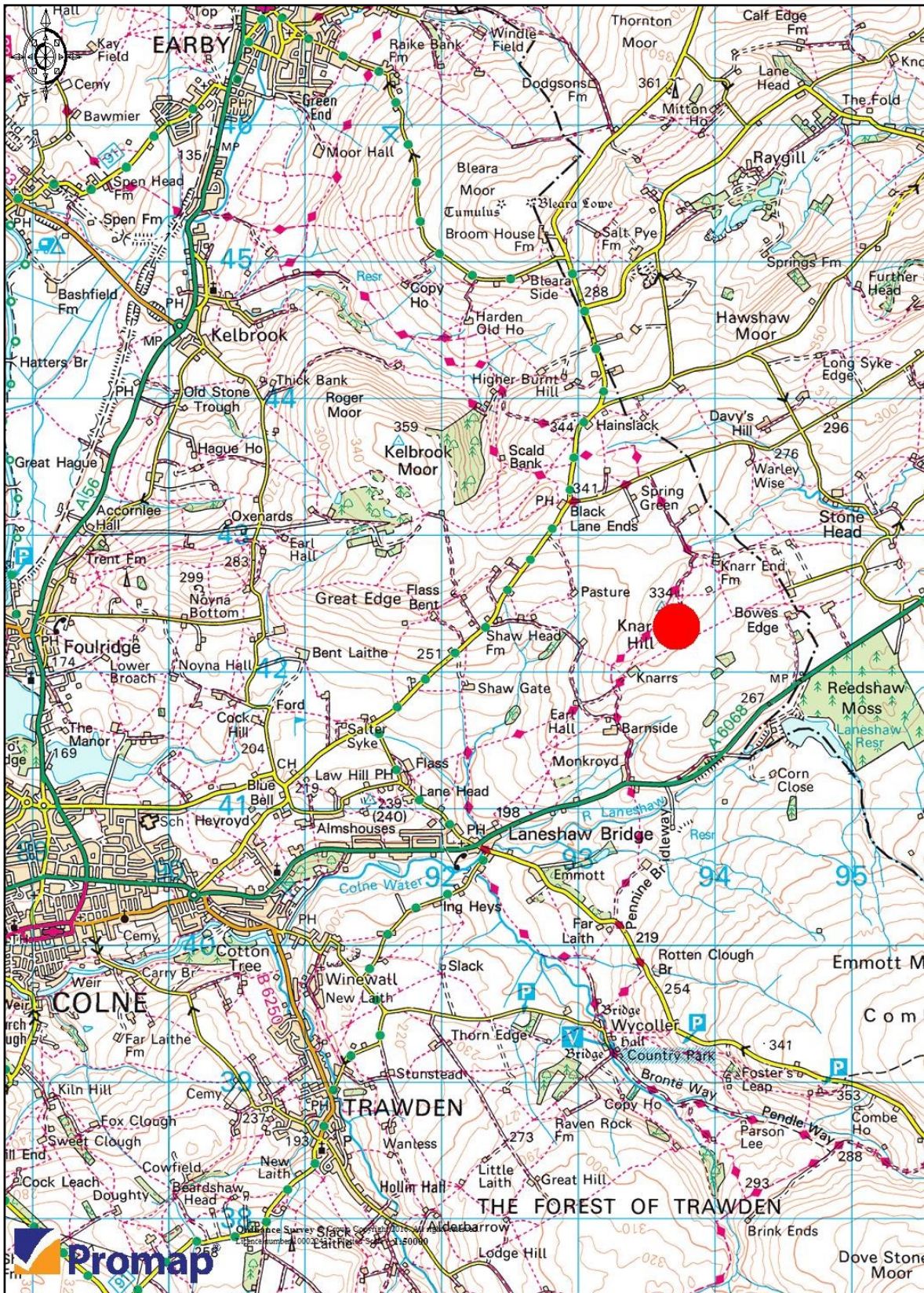
The Floor Plan is for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Plan produced using PlanUp.

SITE PLAN



LOCATION PLAN



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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.