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"For Sales In The Dales"
01969 622936

High Houses, Snaizeholme



- Rural Grade II Listed House & Barn
- 3 Double Bedrooms
- 2 Reception Rooms & Kitchen
- 2 Bathrooms
- Original Character Features
- Oil Fired Central Heating
- Detached Barn (Former Dwelling)
- Large Byre With Development Potential
- Work Required
- Stunning Views Across The Valley
- Ideal Family Or Holiday Home

Offers Over £325,000



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High Houses, Snaizeholme

DESCRIPTION

High House is a detached period property set in the rural location of Snaizeholme. Snaizeholme is just 3 miles from Hawes in Upper Wensleydale and is the perfect location for those seeking peace & tranquillity. The area is renowned for the successful reintroduction of red squirrels which have now almost become part of the household along with the birds and deer.

High House was originally two properties, dating back to the late 17th century, now one. The property was renovated 30 years ago and is now in need of refurbishment. The accommodation is spacious with high ceilings throughout. The property boasts a wealth of original features including stone flag floors, mullion windows, fireplaces and an original bread oven in the kitchen. On the ground floor are two large reception rooms, the sitting room having a multi fuel stove and the dining room which is open to the kitchen where there is an oil fuelled Rayburn. There is a ground floor bathroom which was originally the pantry, the stone cheese shelves are still in situ as well as a cellar. Upstairs are three bedrooms, one of which has a mezzanine, an ideal kids play area and a house bathroom.

The property is in need of modernisation. Works would include damp treatment, a new kitchen, new bathrooms and re-wiring, all of which would be beneficial in order to bring the property back to the standard it deserves.

Attached to the property is a byre, this is currently used for storage. There is power, water, electric and window openings in place should any one wish to convert in to secondary accommodation (subject to necessary planning permissions). Adjacent to the property is a detached Grade II Listed barn, this dates back to 1683 when it was a dwelling. This would be an ideal annexe or holiday let if required. Planning advice should be taken to revert back to a dwelling.

Externally to the side there are two stone built stores, one of which is a former pig sty, as well as an ample sized paddock ideal for hens, pigs or sheep. The garden is enclosed by a dry stone wall and this space could be landscaped to create more formal gardens. The panoramic views from the house are stunning with an open outlook over the Widdale Valley. The property is accessed via a very well maintained track offset from the main road. The location is rural yet accessible.

High Houses is an ideal family home or investment property with fantastic potential.

GROUND FLOOR

ENTRANCE HALL Stone flag floor. Radiator. Coat hooks. Staircase. Door to cellar.

DINING ROOM 16' 1" x 15' 0" (4.9m x 4.57m) Open to kitchen. Stone flag Floor. Exposed ceiling beams. Cast iron rang set in stone surround. Alcove with pine cupboard. 2 Radiators. Window to the front with lovely views.

KITCHEN 14' 2" x 10' 1" (4.32m x 3.07m) Dining kitchen. Stone flag floor. Original stone shelving. Oil fired Rayburn (heats hot water). Basic range of wall and base units with a stainless steel single drainer sink unit. Original bread oven. Mullion windows with seat to the rear with views over the valley.

High Houses, Snaizeholme

LOUNGE 15' 11" x 14' 11" (4.85m x 4.55m) Steps down to second reception room. Stone flag floors. Beam and board ceiling. Large stone fireplace housing a multi fuel stove. Alcove with cupboard. 2 Radiators. Television & telephone points. 2 Sash windows to the front and small window to the side.

BATHROOM Ground floor bathroom, traditionally the pantry. Fitted carpet. Exposed ceiling beams. Bath with shower over. WC. Wash basin. Original pantry cheese shelves. Extractor fan. Storage cupboard. Window to the rear.

LOWER GROUND FLOOR

CELLAR Stone steps down to vaulted cellar. Small window. Stone shelves. Ideal wine cellar.

FIRST FLOOR

LANDING Turned staircase. Fitted carpet. Large window to the rear.

BEDROOM ONE 20' 3" x 14' 11" (6.17m x 4.55m) Large, front double bedroom. Fitted carpet. Wooden fireplace with open fire. 2 Radiators. 3 Windows to the front with views and window seats.

BEDROOM TWO 16' 4" x 14' 11" (4.98m x 4.55m) Large double bedroom. Fitted carpet. Exposed ceiling beams. 2 Radiators. 2 Windows to the front with window seats. Mezzanine area above, ideal kids play area.

BEDROOM THREE 11' 11" x 7' 11" (3.63m x 2.41m) Rear double bedroom. Fitted carpet. Radiator. Loft hatch. Window to the rear with window seat.

BATHROOM 14' 6" x 10' (4.42m x 3.05m) Large family bathroom. Fitted carpet. Sloping ceiling. Bath with shower over. WC. Wash basin set in pine unit. Extractor fan. Loft access. Original fireplace. Large airing cupboard. Window to the front.

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OUTSIDE

BYRE	29' 9" x 10' 6" (9.07m x 3.2m) Large integral byre. Stone flag floors & timber floor. Plumbing for washing machine. Oil fired central heating boiler (heats radiators). Log & coal store. Windows to the rear & side. External door.
DETACHED BARN	Grade II Listed barn. Former dwelling. Original stalls still in tacked. Original fire with external chimney stake. External staircase to first floor.
OUTBUILDING	Small, stone building, former outside loo. Window to the rear.
PIG STY	Stone built pig sty. Walled area.
PADDOCK	Small walled paddock. Ideal for pigs/ sheep/ hens.
GARDENS	Gardens surrounding the property could be landscaped if desired.
AGENTS NOTES	<p>The property is approached by a council maintained road as far as the gate. Concrete drive leads down to the property through neighbouring owners field.</p> <p>Septic tank drainage in neighbours field.</p> <p>Private spring fed water, shared with neighbouring property.</p> <p>Broadband is available.</p>

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GENERAL

Photographs & Virtual Tours	Items in these photographs and tours may not be included in the sale.
Viewing	By appointment. We aim to accompany viewings 7 days a week.
Local Authority	Yorkshire Dales National Park
Planning Authority	Yorkshire Dales National Park (01969 652349)
Council Tax Band	E. Band should be confirmed by the Purchaser prior to purchase.
Tenure	Freehold

AGENT NOTES

J. R. HOPPER & Co. has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice.

OFFER PROCEDURE

J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition the Purchaser will be required to provide information regarding the source of funding as part of our Offer handling procedure

FINANCIAL ADVICE

Buying your own home can be a complicated and confusing business especially with so many different schemes being offered by the High Street Building Societies and Banks. Why not find out which mortgage is best for you by speaking to our own **Independent Financial & Mortgage Advisor?** There is no obligation or cost and we can help even if you are buying from other agents. To make an appointment, please call – 01969 622936

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

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ON THE MARKET

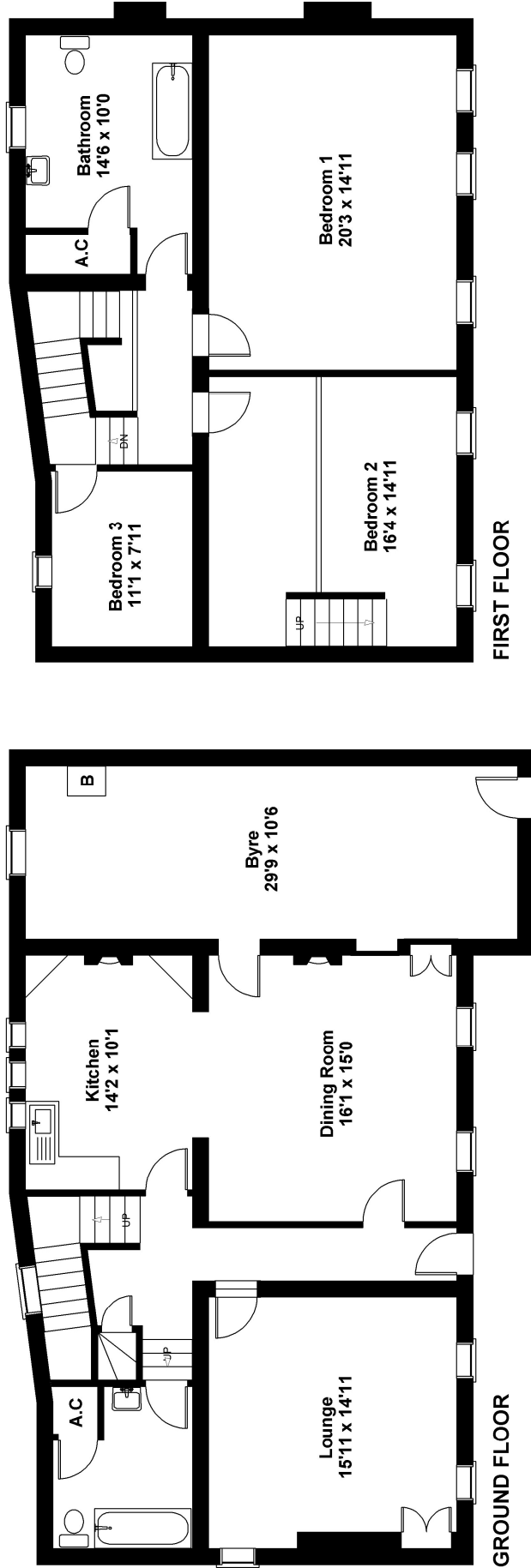
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J. R. HOPPER & Co.

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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2017

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