Greens Farm, Snaizeholme
In The Yorkshire Dales National Park

- Period, Rural Dales Cottage With Land & Outbuildings
- Excellent, Accessible Location With Lovely Views
- Two Double Bedrooms
- House Bathroom
- Character Sitting Rooms
- Open Plan Dining Kitchen
- Attached Two Storey Barn, Garage, Stable & Outbuildings
- Development Potential
- Some Minor Works Required
- Woodland Garden & Ample Parking
- Approx. 4 Acres Of Pasture
- Ideal Family Or Holiday Home With Great Potential
- Rare Opportunity

Offers In Excess Of £450,000
DESCRIPTION

Greens Farm is a detached 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. The location is idyllic, there are no neighbouring properties in view.

Hawes has a good range of shops, restaurants, tearooms & pubs. It is an active community with primary school, Medical Centre, Church and good Market Hall and the weekly outdoor market. The renowned scenery and walks make this a busy town all throughout the year, popular with the local residents and visitors to the area. It is famous for the Wensleydale Creamery, a major employer in the town, which produces award winning Wensleydale cheeses.

The property offers a unique opportunity to purchase a Dales small holding in a picturesque setting. The cottage offers spacious accommodation over two floors. On the ground floor is a large sitting room with stone flag floors and a stunning fireplace with multi fuel stove. There is a separate dining kitchen with an Oil fired Rayburn cooker which runs the heating & hot water. Upstairs to the front are two good double bedrooms and a house bathroom. There have been improvements made to the cottage including double glazed windows, damp proofing to the ground floor, re wiring, Rayburn cooker and central heating installation, roof work and a modern water treatment system.

Externally, are two good size outbuildings both of which are attached to each gable of the property. One is a barn and the other a garage/stable with another attached building. These offer great potential for conversion which would provide additional accommodation to the property, subject to necessary planning permission. Alternatively they could be housing for livestock, storage/ studio workshops.

Externally, there is land on the approach of the property which leads to the driveway with a gravelled parking area. There is approximately 4 acres of garden/woodland area which could be landscaped if desired. The council maintained road provides excellent access from the main road.

Greens Farm is a superb property offering great potential in an isolated yet accessible location.

GROUND FLOOR


DINING ROOM 10’ 9” x 10’ 10” (3.28m x 3.3m) Open through to kitchen area. Vinyl flooring. Oil fired Rayburn (central heating, cooking and hot water). Alcove shelving. Telephone point with internet available. Double glazed window to front.

KITCHEN 11’ 1” x 6’ 7” (3.38m x 2.01m) Recently fitted kitchen. Stone flag floors. Wall and base units. Single drainer stainless steel sink. Plumbing for automatic washing machine and dish washer. Door through to lounge. Two double glazed windows overlooking the land.
Greens Farm, Snaizeholme

FIRST FLOOR

LANDING Stone staircase with fitted carpet over. Loft hatch. Double glazed window to rear overlooking the land.


BEDROOM TWO 11’ 5” x 11’ 3” (3.48m x 3.43m) Front double bedroom. Fitted carpet. Radiator. Wash basin. Original fireplace. Double glazed window to front with open views.

BATHROOM 11’ 0” x 6’ 6” (3.35m x 1.98m) Vinyl flooring. WC. Wash basin. Bidet. Walk in shower. Radiator. Built in airing cupboard with immersion heater. Double glazed window to rear overlooking the land.

OUTSIDE

GARDEN Woodland garden with stream, low maintenance. Could be landscaped if desired.

PARKING Gravel drive provides ample parking. Access field gate to land.

BARN 32’ 0” x 13’ 2” (9.75m x 4.01m) Attached double height barn, open to the roof space. Ideal for conversion to provide additional accommodation, subject to planning permissions. Windows and doors to three sides.

GARAGE 14’ 3” x 9’ 1” (4.34m x 2.77m) Attached two storey garage/workshop with windows to two sides. Ideal for storage or conversion depending on planning permissions. Staircase to storage loft. A modern water treatment system compromising newly fitted water pump, filtration and ultra violet disinfection system. Double doors to front. Window to rear.

STABLE 14’ 1” x 7’ 0” (4.29m x 2.13m) Attached to the garage. Door and window to front.

WC 7’ 2” x 3’ 0” (2.18m x 0.91m) Original outside wc. Door to front.

STORE 8’ 10” x 8’ 3” (2.69m x 2.51m) Door to side. Window to rear.

LAND Approximately 4 acres of pasture land/woodland area surround the house.

AGENTS NOTE Oil central heating (recently new bunded tank). Spring water supply with UV filtration system (system with new pump located to the front of the property). Septic tank drainage (located in the field to the rear).
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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 Richmondshire District Council
Planning Authority Yorkshire Dales National Park (01969 652349)
Council Tax Band B. 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.

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ENERGY PERFORMANCE CERTIFICATE
Property: Greens Farm, Snaizeholme, Hawes, North Yorkshire, DL8 3NB
Energy Efficiency Rating Current 29 Environmental Impact Rating Current 25
Greens Farm, Snaizeholme

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.
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