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*"For Sales In The Dales"*

## Foal Barn, Spennithorne



- Holiday Cottage Complex In Popular Dales Village
- Flexible Business And Or Residential Property
- 3 Self Contained Holiday Cottages & Owners Accommodation/4<sup>th</sup> Holiday Cottage
- Detached 5<sup>th</sup> Cottage In Need Of Renovation
- Oil Central Heating
- Part Double Glazing
- Ample Parking
- Garage
- Workshop
- Courtyard Garden
- Many Character Features Throughout
- Potential For 5, 2 Bedroomed Cottages + Utility/Store

**Offers Around £630,000**



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Valuations, Surveys, Planning, Commercial & Business Transfers, Acquisitions, Conveyancing,  
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J. R. Hopper & Co. is a trading name for J. R. Hopper & Co. (Property Services) Ltd. Registered: England No. 3438347. Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L. B. Carlisle, E. J. Carlisle

# Foal Barn, Spennithorne

## DESCRIPTION

Foal Barn is a wonderful complex of potentially five holiday cottages, which are tucked away in a quiet private courtyard, located in the popular lower dales village of Spennithorne. There are lovely walks and views across Wensleydale, on the door step. The village of Spennithorne has a pub, church and a primary school with nursery. The bustling Market Town of Leyburn is about 2 miles away, with all the amenities you could wish for.

The property is flexible and could easily be split into part residential and part business if required. It is currently 4 self-contained character, 2 bedroom holiday cottages, one of which is lived in by the current owners. Downstairs in the owners accommodation is a communal utility room that the guests have access to. Decoration, fixtures and fittings are to a good standard and could be ready to use from purchase. There could be a 5th cottage available to let, which is opposite and in need of renovation, but this will need the relevant planning permission to be another holiday let, which has been indicated that it shouldn't be a problem.

Externally all cottages overlook the communal courtyard, providing ample private parking and pretty garden area. There is also a large garage and workshop room.

This is a superb business opportunity that must be viewed to appreciate the size and layout of the properties.

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## FOAL BARN GROUND FLOOR

**ENTRANCE HALL** Large entrance hall. Front door. Tiled floor. Ceiling beam. Large shelved cupboard.

**BOILER ROOM** 14' 0" x 8' 8" (4.27m x 2.64m) Useful store. Storage shelving. Worcester oil central heating boiler. Newly installed fuse box.

**UTILITY ROOM** 25' 6" x 10' 6" (7.77m x 3.2m) Large utility room. Tiled floor. Ceiling beams. Range of wall and base units. 1 & 1/2 bowl sink. Radiator. Plumbed for automatic washing machine. Fitted Linen Cupboard. Guests from the cottages are able to use the washing machine.

**SHOWER ROOM** Tiled floor. WC. Shower cubicle. Extractor fan. Heated towel rail.

## FIRST FLOOR

**LANDING** Panelled wood flooring. Exposed stone wall. Radiators. Staircase. Archway to bedroom. Slit windows to rear. Entrance to fully boarded loft (roof light).

**KITCHEN** 11' 6" x 10' 5" (3.51m x 3.18m) Handmade bespoke fitted kitchen. Pitched roof with exposed trusses. Range of wall and base units. Space for built in oven and Hob (vendors will replace this one). Extractor fan. 1 & 1/2 bowl single drainers sink. Space for fridge and plumbing for dishwasher. Radiator. TV point. Velux style double glazed roof light. Internal frosted window. 2 windows including corner window with a spectacular view to Penhill and countryside beyond.

**LOUNGE** 23' 5" x 17' 10" (7.14m x 5.44m) Large feature living room. Panelled wood flooring. Beamed ceiling & wooden pillar. Exposed stone wall. Feature brick fireplace with multi fuel stove. Alcove with wooden lintel. Double radiator. TV point. Roof light. 2 windows to courtyard. 1 window to side giving views over open countryside. Slit window.

## Foal Barn, Spennithorne

<b>BEDROOM 2</b>	12' 2" x 10' 8" (3.71m x 3.25m) Double bedroom. Fitted carpet. Beamed ceiling. Radiator. Window to courtyard.
<b>BATHROOM</b>	12' 3" x 7' 0" (3.73m x 2.13m) Tiled floor. Ceiling beams. Bath. WC and washbasin in vanity unit. Separate tiled shower cubicle. Storage cupboard. Heated towel rail. Frosted window to the front.
<b>BEDROOM 1</b>	16' 4" x 11' 10" (4.98m x 3.61m) Double bedroom. Fitted carpet. Beamed ceiling. Fitted wardrobes. Double radiator. Window overlooking courtyard. 2 slit windows to the rear.
<b>HAYLOFT</b>	This cottage can either be accessed via the lounge through a door of Foal Barn or by a separate, external stone staircase.
<b>LANDING</b>	Exposed stone wall. Roof light. Radiator. 2 slit windows.
<b>LIVING ROOM</b>	18' 10" x 12' 4" (5.74m x 3.76m) Fitted kitchen with vinyl floor. 1 1/2 bowl stainless steel sink. Electric hob, oven and extractor. Fridge. Living space. Fitted carpet. Beamed ceiling. Double radiator. TV point. Windows overlooking the courtyard and church. Door to stone staircase to the courtyard.
<b>BATHROOM</b>	13' 1" x 5' 6" (3.99m x 1.68m) Vinyl flooring. Beamed ceiling. Suite in white. Bath with electric shower over. Washbasin. WC. Shaver point & light. Radiator run off the hot water. Heated towel rail. Airing cupboard housing hot water tank/immersion. Wall cupboard. Loft access to insulated loft area. Window to side.
<b>BEDROOM 1</b>	14' 6" x 7' 7" (4.42m x 2.31m) Double bedroom. Fitted carpet. Beamed ceiling. Radiator. Window overlooking courtyard and church.
<b>BEDROOM 2</b>	14' 0" x 7' 0" (4.27m x 2.13m) Large single or twin bedroom. Fitted carpet. Beamed ceiling. Radiator. Window overlooking the courtyard and church.
<b>COBBLE COTTAGE</b>	
<b>KITCHEN DINER</b>	14' 2" x 8' 10" (4.32m x 2.69m) Glazed front door. Ceramic tiled floor. Exposed ceiling beams. Range of base units. 1 and 1/2 bowl stainless steel sink. Built in oven and hob. Fridge freezer. Fuse box. Radiator. Window to the courtyard.
<b>LOUNGE</b>	18' 4" x 8' 5" (5.59m x 2.57m) Laminate flooring. TV point. Exposed stone Wall with mock fireplace. Large mirror. Radiator. Frosted window to rear. 2 windows to the courtyard.
<b>BEDROOM 1</b>	14' 2" x 8' 11" (4.32m x 2.72m) Good sized rear double bedroom. Fitted carpet. Ceiling beam. Exposed stone wall. Built in double wardrobe. Radiator. Frosted window to rear.
<b>STORAGE</b>	4' 8" x 2' 8" (1.42m x 0.81m) Door to storage and bathroom.
<b>BATHROOM</b>	8' 11" x 5' 9" (2.72m x 1.75m) Good size. Vinyl flooring. WC. Wash basin. Large walk in tiled shower. Shaver point & light. Radiator. Extractor fan. Frosted window to rear.
<b>BEDROOM 2</b>	11' 11" x 8' 7" (3.63m x 2.62m) Small double/twin bedroom. Fitted carpet. Exposed ceiling beam. Radiator. Window to the courtyard.



# Foal Barn, Spennithorne

## STABLE COTTAGE

### LIVING ROOM/ KITCHEN

16' 1" x 12' 11" (4.9m x 3.94m) Laminate flooring. Ceiling beams and wood pillars. Exposed stone. TV point. Radiator. Kitchen worktop with a range of base units. Single drainer stainless steel sink. Electric oven and hob. Extractor fan. Fridge. Window to courtyard.

### BEDROOM 1

16' 3" x 9' 7" (4.95m x 2.92m) Good sized double bedroom. Fitted carpet. Ceiling beam. Timber pillar. Feature stable ring. Radiator. Window to the courtyard.

### BEDROOM 2

11' 8" x 6' 6" (3.56m x 1.98m) Single bedroom. Fitted carpet. Exposed beam. Stone wall alcove. Radiator. Window to the courtyard.

### REAR LOBBY

Store area. Coat hooks. Radiator. Fuse box. Leading to:

### SHOWER ROOM

7' 0" x 6' 7" (2.13m x 2.01m) Fitted carpet. Wash basin. Shaver point. Large under stairs storage area. Radiator. Step up to tiled floor with WC and tiled shower cubicle. Frosted window with wooden shutters to the rear.

## FOAL COTTAGE

This is the potential fifth cottage, which is in need of renovation.

**Kitchen** 12' 0 x 8' 1 (3.66m x 2.46m with curved wall.) Beamed ceiling. Range of wall and base units. Single drainer stainless steel sink. Roof lights. Electric wall heater. Immersion switch. Extractor fan.

**Lounge** 13' 0 x 10' 0 (3.96m x 3.05m) Beamed ceiling. Large wall mirror. Exposed stone wall. Roof lights. Cast iron multi fuel stove. Stable door and window to courtyard.

**Bedroom 1** 9' 10 x 8' 11 (3.00m x 2.72m) Beamed ceiling. Ceiling light. Window and stable door to courtyard.

**Bedroom 2** 12' 6 x 10' 0 (3.81m x 3.05m) Beamed ceiling. Roof light. Corner feature trough!! Window and stable door to courtyard.

### WORKSHOP

10' 6 x 10' 10 (3.20m x 3.30m) Pitched roof workshop. Stable door and window. Access to large loft space.

## OUTSIDE

### COURTYARD

The accommodation surrounds a gravelled courtyard, providing ample parking and seating area for all the cottages. There are raised flowerbeds well stocked garden areas with fruit trees. Fenced off bin and fuel store. Outside tap.

### GARAGE

18' 0" x 9' 0" (5.49m x 2.74m) Stone built garage with electric roller door. Power. High pitched roof with a storage loft. Window to side.

## AGENTS NOTES

Rates and occupancy will be available on request to interested parties after viewing the premises.

Mains electric, water and sewerage. Broadband.

# Foal Barn, Spennithorne

## GENERAL

<b>Photographs &amp; Virtual Tours</b>	Items in these photographs and tours may not be included in the sale.
<b>Viewing</b>	By appointment. We aim to accompany viewings 7 days a week.
<b>Local &amp; Planning Authority</b>	Richmondshire District Council, 01748 829100.
<b>Council Tax Band</b>	Band should be confirmed by the Purchaser prior to purchase.
<b>Tenure</b>	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

## CONVEYANCING

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## MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our **Relocation Agent Network** of over 600 specially selected offices can provide this no obligation free service anywhere in the country. Call or email now to let us get you moving.

## ALL AGENTS

Check out what other buyers and sellers have said about J.R. Hopper & Co at [allagents.co.uk](http://allagents.co.uk). Almost 100% of the 40 testimonials this year would recommend J.R. Hopper & Co. to their friends.

## ON THE MARKET

To see all our properties in the Yorkshire Dales first, register at [jrhopper.com](http://jrhopper.com) and [onthemarket.com](http://onthemarket.com)

## J. R. HOPPER & Co.

J.R.HOPPER & Co. is a trading name for J. R. HOPPER & Co. (Property Services) Limited, which is registered in England No 3438347. The registered office for the company is Hall House, Woodhall, Askrigg, Leyburn, North Yorkshire, DL8 3LB. Directors are L. B. Carlisle and E. J. Carlisle.

## ENERGY PERFORMANCE CERTIFICATE

**Property:** Foal Barn, Spennithorne, Leyburn, North Yorkshire, DL8 5PR  
**Foal Barn:** Energy Efficiency Rating Current 53 Environmental Impact Rating Current 37  
**Hayloft:** Energy Efficiency Rating Current 53 Environmental Impact Rating Current 37  
**Cobble:** Energy Efficiency Rating Current 55 Environmental Impact Rating Current 39  
**Stable:** Energy Efficiency Rating Current 50 Environmental Impact Rating Current 35

# Foal Barn, Spennithorne

## Foal Barn, Spennithorne



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

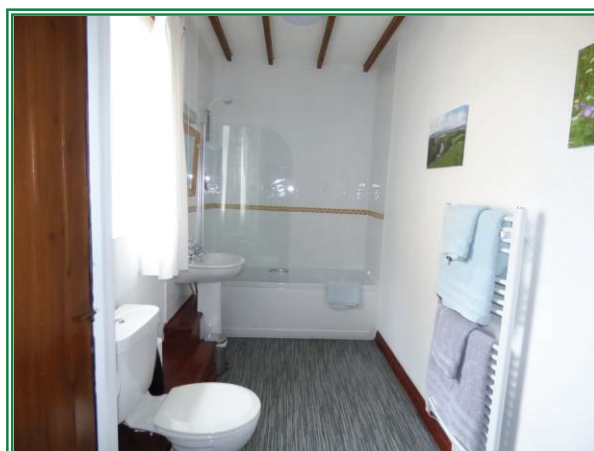
Produced by Potterplans Ltd. 2018

# Foal Barn, Spennithorne



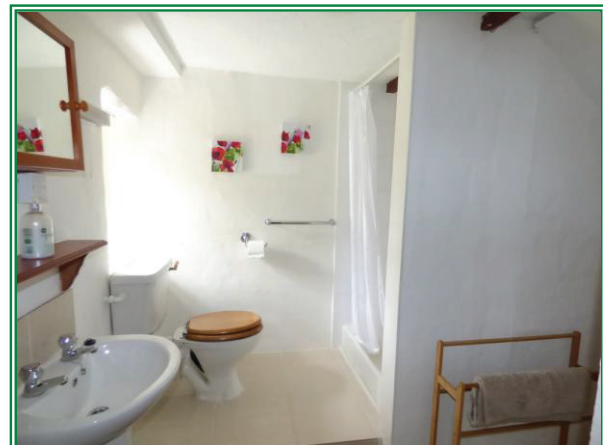


## Foal Barn, Spennithorne





## Foal Barn, Spennithorne



### Potential Fifth Cottage & Workshop

