



Cowgill Barn
Old Road, Thornton in Craven, Skipton



Cowgill Barn

Old Road

Thornton in Craven

Skipton BD23 3TB

Guide Price: £200,000

- A traditional stone barn
- Full residential planning consent
- Central village location
- Imaginative design
- Increasingly rare opportunity

The property has a current gross internal area of approximately 138.37 square metres (1,489 square feet) and has full planning consent to provide:-

**Dining Kitchen • Living Room • Utility Room •
Garage • Master Bedroom with en-suite •
Three further Bedrooms • House Bathroom •
Enclosed Patio Garden**



Barnoldswick: approx. 2.5 miles

Skipton: approx. 6.5 miles

Colne: approx. 6.5 miles

Leeds: approx. 38 miles

GENERAL DESCRIPTION

Cowgill Barn comprises a traditional stone barn located in the centre of the village of Thornton in Craven. The property benefits from full planning permission to create a four bedroomed house.

The village of Thornton in Craven is in the Craven District and has limited local facilities including a church, a primary school and a retirement home, and the Pennine Way passes through the village.

PLANNING

Planning approval was granted on 30 November 2021 (Decision No. 2021/23366/FUL refers) for the conversion of the barn and shippin to create a single residential unit with the imaginative design by renowned local Architect, John Wharton.

The approved scheme provides four bedroomed accommodation over two floors together with a garage and private courtyard garden area.

TENURE

The property will be sold freehold with vacant possession upon completion.

SERVICES

Mains electricity and water are connected to the barn and there is a nearby mains drainage connection. Purchasers should make their own enquiries as to the services available.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to all wayleaves, easements and rights of way, both public and private, which may affect the sale.

FURTHER INFORMATION

A copy of the Decision Notice and Architect's drawings are available on our website. All measurements are approximate only.

VIEWING

Strictly by appointment with Sole Selling Agents, WBW Surveyors Ltd. Please contact Michael Beech or Lisa Bickerton on 01756 692900.

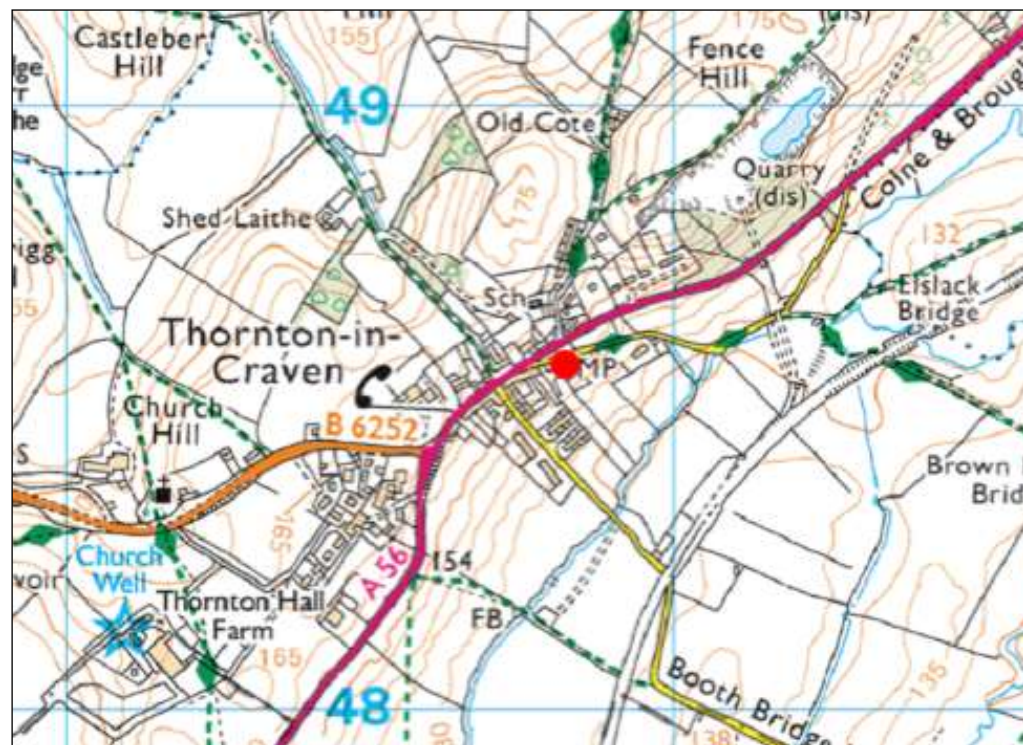
DIRECTIONS

Entering Thornton in Craven on the A56 from the direction of Skipton, pass the 30 mile per hour signs and turn left immediately before the pedestrian traffic lights onto Old Road. The property can be found almost immediately on the right hand side with green barn doors. A 'For Sale' board will be erected.

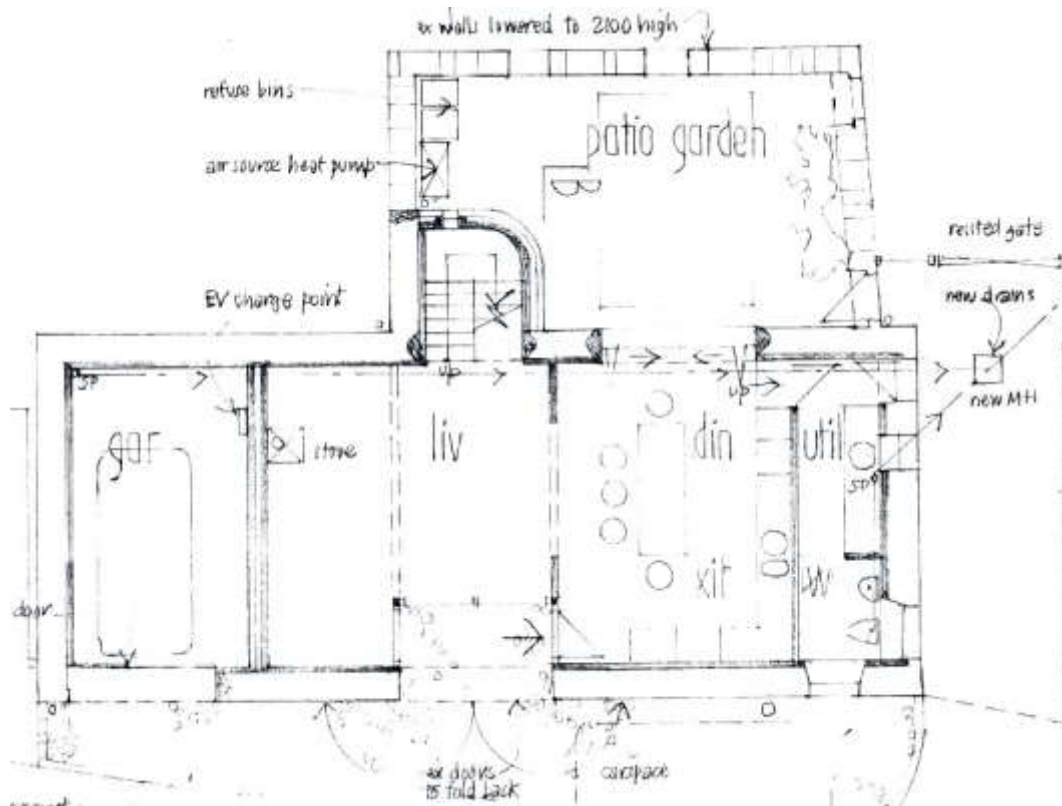
Details prepared: May 2022



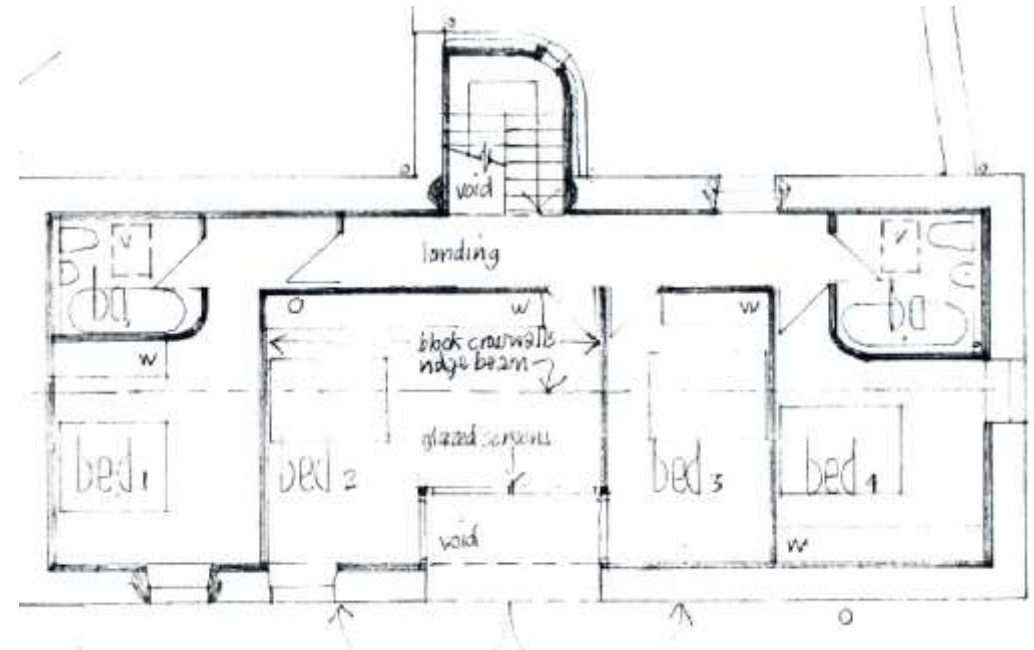
Location Plan



Proposed Ground Floor



Proposed First Floor



All plans shown not to scale—for identification purposes only