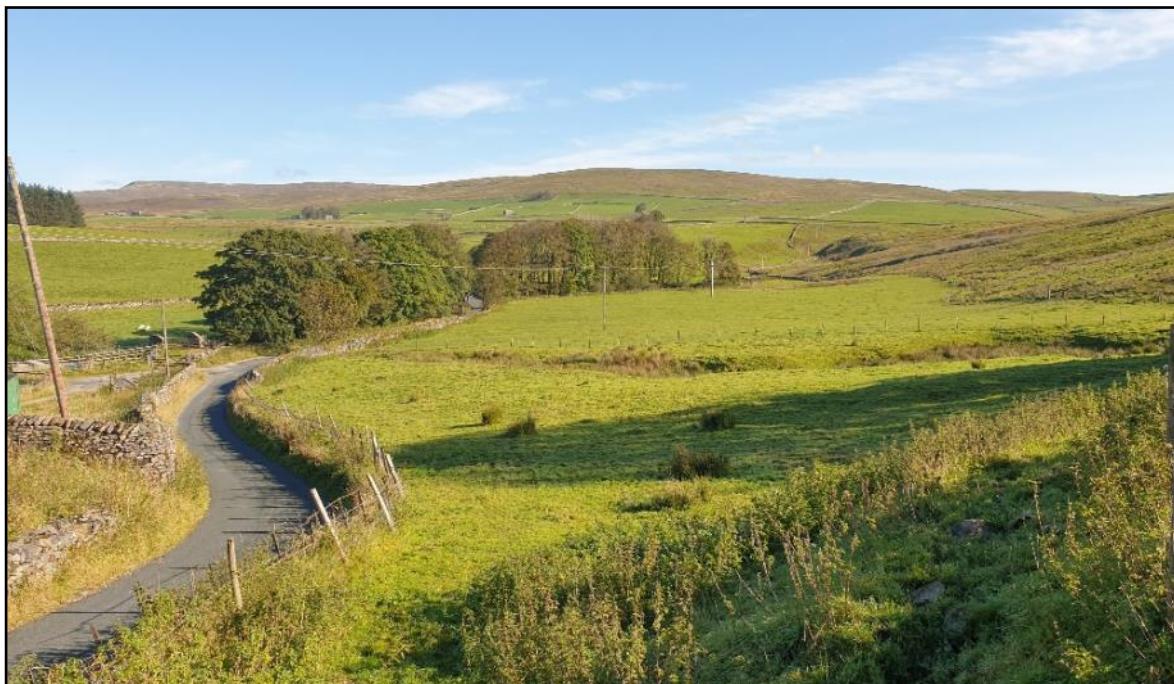


Cowside Farm

Nr Langcliffe, Settle





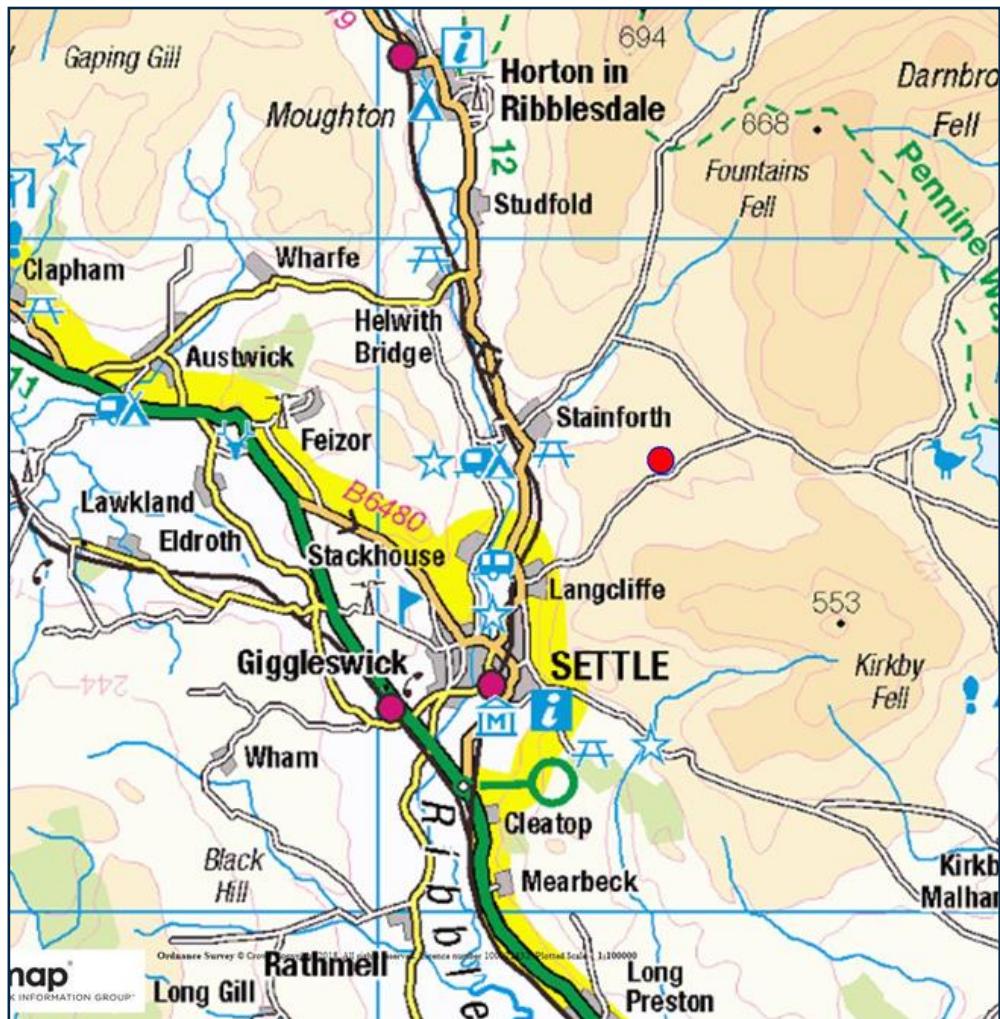
Cowside Farm

Cowside, Langcliffe
Settle, BD24 9PZ

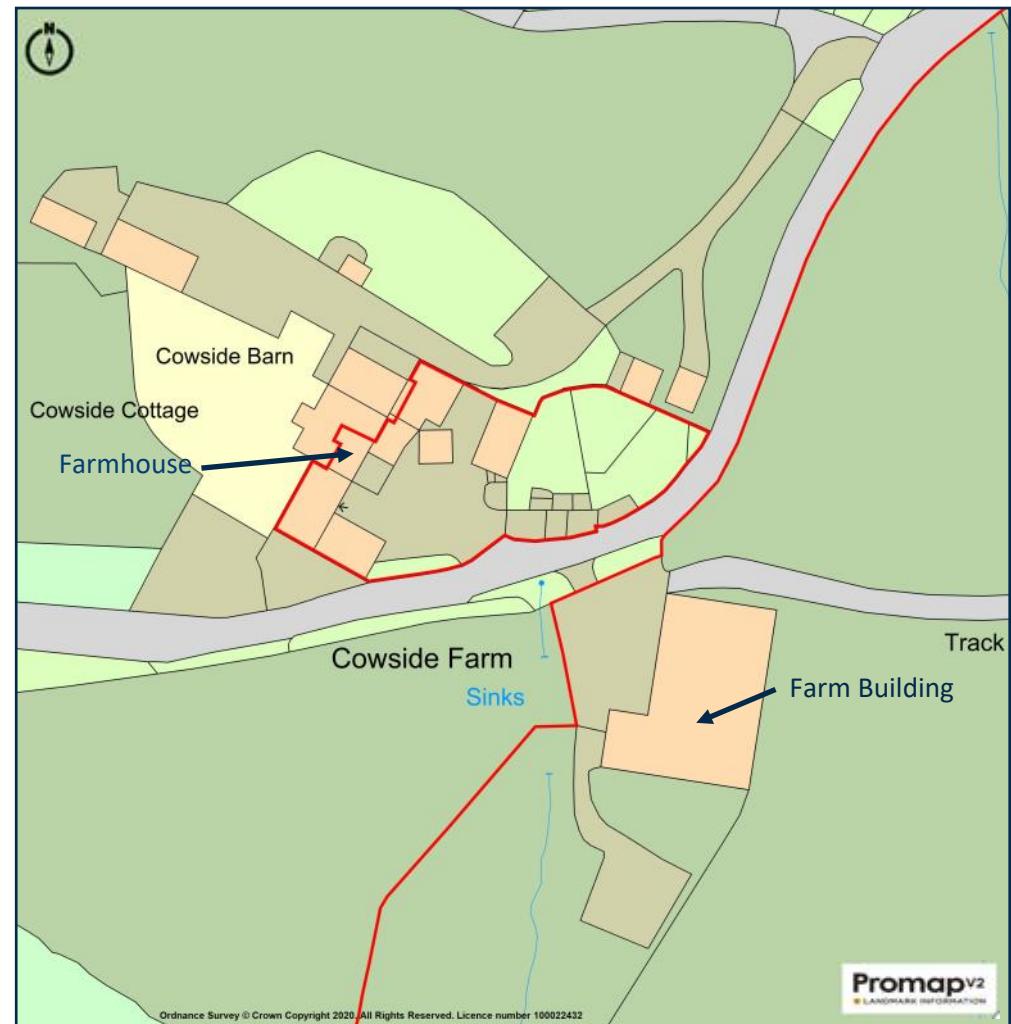
Guide Price: £575,000 for the whole

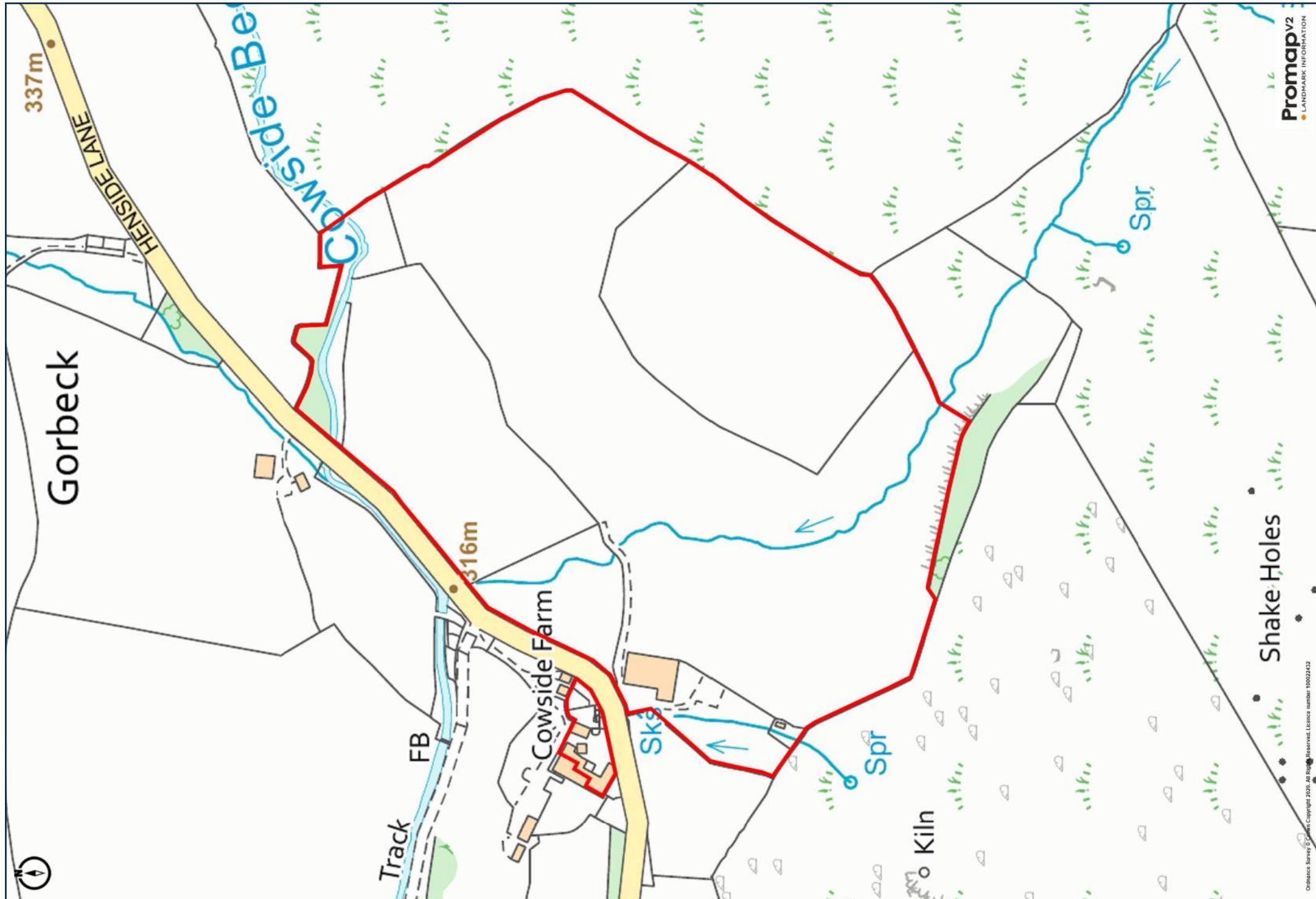
- Delightful rural property set in splendid isolation in the Yorkshire Dales yet close to the historic market town of Settle
- Stone built semi-detached farmhouse offering family accommodation over two floors
- Attached stone barns offering enormous potential including conversion to holiday lets, extension to the main farmhouse, garaging (subject to the necessary planning approval) or continued use as agricultural buildings
- Detached traditional stone barn suitable for conversion to holiday let or dwelling (subject to the appropriate planning approval)
- Characterful agricultural land including meadow and pasture extending to circa 9.88Ha (24.41 acres)
- Concrete yard and modern agricultural buildings set within the land and offering circa 580 sq m (6,250 sq feet) of covered floor area.

Location Plan



Block Plan





GENERAL DESCRIPTION

Cowside Farm offers the perfect opportunity to live in splendid isolation but with a number of business opportunities on site. The farm land and modern buildings offer the perfect base for livestock farming, and the extensive range of traditional buildings have potential for a thriving holiday cottage business, or residential lets.

Cowside Farm is located approximately 2 miles north east of the village of Settle in the Yorkshire Dales. Set around a yard the traditional barns and character farmhouse create a horseshoe of buildings that open out onto the modern farm buildings and farmland beyond. The farmhouse offers 3 bedroom family accommodation, kitchen diner with an oil fired AGA, 2 reception rooms and garden. Subject to planning permission the traditional stone barns present a number of opportunities for conversion.

LAND & BUILDINGS

Located across lane from the farmhouse these sit within a ring fence. The land extends to circa 9.88 Ha (24.41 acres) and includes a traditional meadow of approximately 1.5ha (3.70 acres) and the remainder is pasture land. The steel portal framed buildings provide an internal floor area totalling circa 580 sq m (6,250 sq feet) and an external concrete yard creates a useful area when working with livestock or for storage of machinery, etc.

SERVICES

The farmhouse has mains electricity and there is a sub supply to the farm buildings. A private spring supplies water and drainage is to a septic tank. Please note that none of the services have been tested.

COUNCIL TAX

The farmhouse is listed on the Craven District Council website as being in band C for council tax purposes.

BASIC PAYMENT SCHEME

The land is registered in the Rural Land Register under the Basic Payment Scheme and is classified as being Severely Disadvantaged. No Entitlements are included in the sale but if the future owner is eligible to claim the BPS and they can secure the relevant Entitlements then it would attract a payment of circa £2,258.00 based on the 2019 payment rates.

ENVIRONMENTAL SCHEME

None of the land is currently entered into any Environmental Schemes but is eligible for entry.

TENURE

The property is held freehold and vacant possession will be given upon completion.

WAYLEAVES, EASEMENT AND RIGHTS OF WAY

The property is sold subject to and with the benefits of all easements and wayleaves, both public and private, whether mentioned in these particulars or not.

LOCAL PLANNING AUTHORITY

Yorkshire Dales National Park Authority
Yoredale
Bainbridge
Leyburn
North Yorkshire
DL8 3EL



VIEWINGS

The property may be viewed by prior arrangement with the Selling Agents, WBW Surveyors Ltd. To make an appointment please speak to David Claxton on 01756 692900.

DIRECTIONS

From the A65 head through Settle town centre on the B6480. Then take the B6479 sign posted Horton in Ribblesdale. At Langcliffe turn right onto New Street and head through the village up onto the moor heading towards Malham Tarn. Cowside Farmhouse is located on the left of the road and the farm buildings and land is on the right. A For Sale board will mark the location.

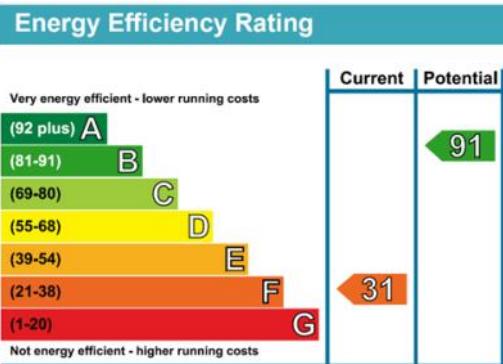
FURTHER ENQUIRIES

Please contact David Claxton on 01756 692900 or email;

david.claxton@wbwsurveyors.com

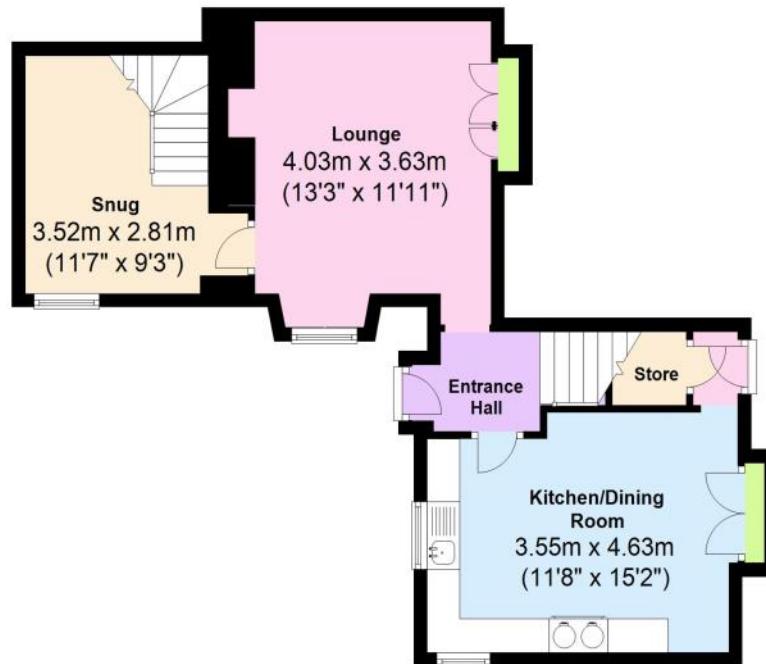
Details prepared: September 2020



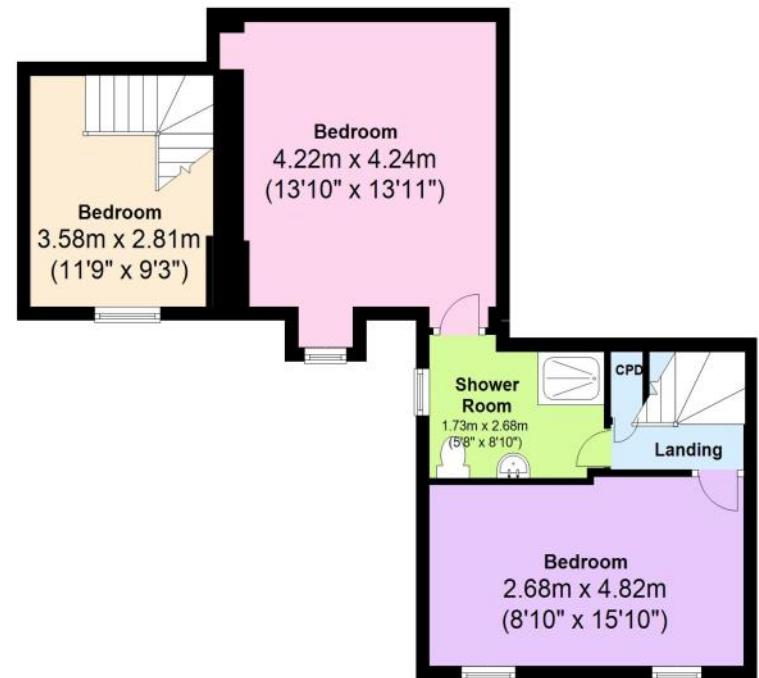


The Farmhouse EPC and Floorplan

Ground Floor



First Floor



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.



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Skipton
North Yorkshire
BD23 1UD
Tel: 01756 692 900
www.wbwsurveyors.co.uk

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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.