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DAVID HILL



Cowside Barns Henside Lane Langcliffe Settle BD24 9PZ

An exciting opportunity to acquire a range of traditional stone barns with planning permission for conversion to create two separate dwellings with private parking and garden areas. Alternatively, the barns would combine to form a larger single dwelling.

Stunning rural setting within the Yorkshire Dales, just a short drive from the popular market town of Settle

Guide Price £245,000

Cowside Barns Henside Lane Settle BD24 9PZ

• Settle 3 miles • Stainforth 3.5 miles • Malham 5 miles • Grassington 15 miles • Skipton 18.5 miles •

Location

Cowside Barns enjoy a rural position within the Yorkshire Dales National Park and can be accessed directly off Henside Lane. The barns sit conveniently 3 miles away from the market town of Settle providing a comprehensive range of services including supermarkets, independent shops, primary and secondary schools. There are excellent transport links by both rail and road connecting the town to the larger local business centres.

Description

These traditional stone buildings are part of a larger group of buildings being formerly Cowside Farm and are the final remaining buildings to be developed. The barns benefit from private parking and garden areas to the front of the property creating well executed plots.

The approved plans accommodate a number of new openings throughout both proposed dwellings including glazing to the original large barn openings within both living areas providing ample natural light.

The single storey section of the buildings has recently been re roofed incorporating three modern velux rooflights and solar panels.

Planning

Planning permission for the conversion of a range of traditional stone barns to form two dwellings was granted by Yorkshire Dale National Park on the 13th January 2022 under application reference: C/48/625E.

The approved scheme creates two dwellings or holiday lets from the conversion of the traditional barns. Alternatively, the barns would combine to create a larger single dwelling or perhaps a dwelling with a smaller holiday let or annexe for extended family.

The approved scheme provides the following accommodation:

Unit 1

Entrance hall leading into a kitchen area with separate w.c./cloakroom leading to an open plan dining/living room. Staircase to the rear of the kitchen leads to the first floor where two double bedrooms and house bathroom are accessed from a spacious landing.

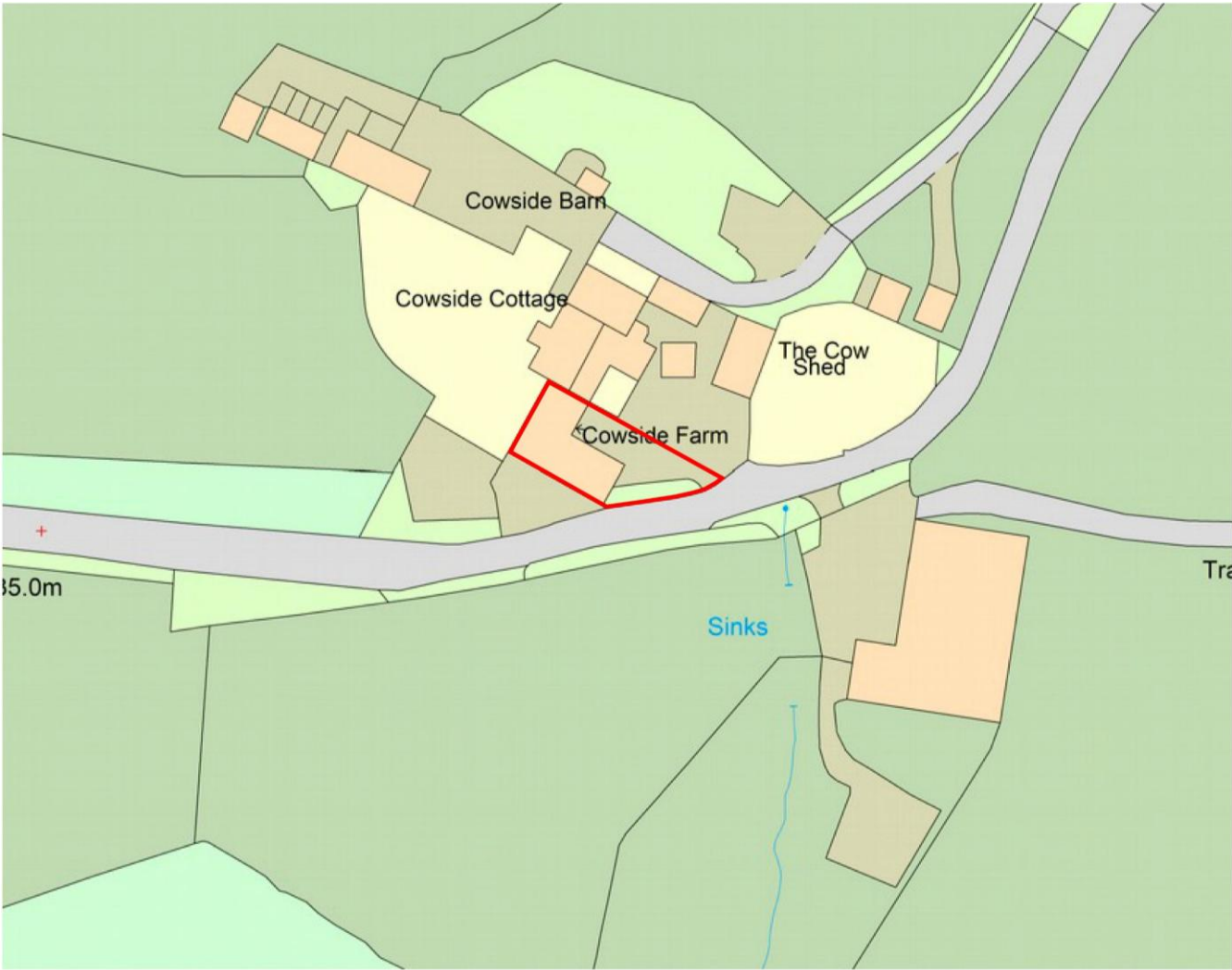
Approximate total gross internal floor area - 75.5 sqm

Unit 2

Large entrance hall with access via double doors into living room, also giving access to a double bedroom benefitting from an en-suite bathroom. A downstairs w.c. and open plan kitchen/dining room can be accessed from the entrance hall with the kitchen area housing stairs to the first floor with the second double bedroom and en-suite shower room.

Approximate total gross internal floor area - 96.6 sqm





Services

We understand there is mains electricity nearby. Spring water supply is available for connection and a new shared package treatment plant for foul drainage has been installed and is available for connection.

Tenure

Freehold. Vacant possession on completion.

Viewings

By appointment with the selling agents

Directions

From Skipton head west on the A65 continue through Gargrave, Hellifield, Long Preston taking the second exit at the Cleatop roundabout onto the B6480. Continue through Settle turning right onto Langcliffe Road (B6479) after passing through the town centre. Entering Langcliffe take the first right onto Main Street continuing out of Langcliffe for approximately 2 miles, once leaving Langcliffe Cowside Barns will be the first development on the left-hand side. A 'David Hill' for sale sign has been erected.

The New Ship, Mill Bridge, Skipton, BD23 1NJ

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