



# Shawclough Farm

Skipton Old Road | Colne | BB8 7EP

MSW HEWETSONS



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Guide Price of £595,000

Skipton Old Road | Colne  
BB8 7EP

A beautifully modernised family home of considerable charm and character, enjoying a superb elevated position with stunning southerly views and offering versatile six bedroomed accommodation with croft alongside. Following an extensive refurbishment programme Shawclough Farm is an exceptional family home with spacious and versatile accommodation which also affords the opportunity for creating annexe accommodation for a dependent relative if required.

The property has been transformed both inside and out whilst still retaining its inherent character features such as mullioned windows with deep sills and exposed beams, complimented by internal latched doors.

Formerly a farmhouse and barn, two staircases are still in place to give good first floor access.

Outside, the gardens abut a croft, ideal for grazing a small pony, and the outbuildings include a garage and adjacent workshop which could serve as stabling.

Shawclough Farm is situated on Skipton Old Road which runs across the moors between Carleton and Colne. The surrounding countryside is nothing short of breathtaking and from its elevated

position and facing in a Southerly direction, Shawclough Farm takes full advantage. The property is located eight miles from Skipton and four miles from Colne, with the M65 motorway being around fifteen minutes drive away which gives excellent access to the central motorway system. For anyone commuting to work in either West Yorkshire or East Lancashire, Shawclough Farm is a great choice of home.

With the benefit of oil fired central heating and double glazed windows, the property exudes charm and character throughout with a feeling of space and light.

The accommodation comprises of:

#### **Ground Floor Sun Room/Conservatory**

This is a lovely room which gives access to the main area of the house and has Amtico oak-effect flooring and recessed shelving

(false door to the utility). The windows and outer doors are of UPVC in a cream colour. Double internal doors lead through to:-

#### **Farmhouse Kitchen**

Shaker-style wall/base units incorporating plate rack. Marble worktops with inset Belfast sink unit. Oil-fired Aga featuring two hot plates, plate warmer and four ovens. Integrated refrigerator and dishwasher. Cream-coloured quarry-tiled flooring. Hatch access to cellar.

#### **Larder**

With stone bank shelving and tiled flooring. Utility Room  
Fitted cupboards. Plumbing for automatic washing machine. Oil-fired central heating and hot water boiler. Cloaks rail. Tiled flooring. Radiator.

#### **Reception Hall**

This is a lovely generous-sized room with open return staircase to first floor. Painted ceiling beams. Recessed cloaks cupboard. Radiator in fretwork cover. Steps down to:-

# Particulars of sale

## Dining Room

Adam-Style feature fireplace. Ceiling beams. Two radiators.

## Sitting Room

Cast-iron multi-fuel stove set in Minster stone surround. Two windows to the front with fantastic views, and another window to the side with window seat, again with far reaching aspect. Two radiators.

## Snug

Multi-fuel cast-iron stove (currently unused) set in stone surround with stone hearth. Two windows to the rear and door to the side. Laminate flooring. Exposed ceiling beams. Understairs storage cupboard. Radiator.

## Bathroom

Three piece white suite comprising freestanding roll top bath with claw feet; hand basin in antique style vanity stand; low suite w.c. tiled flooring. Ceiling beams. Window to two sides. Dado rail.

## Study

Door to front. Oak effect laminate flooring. Ceiling beams. Radiator.

## First Floor

The first floor is divided into two sections, each accessed by their own staircase. The West Wing comprises:-

### Bedroom Five

Feature Adam style fireplace with tiled inset. Pine floorboarding. Overhead storage cupboard. Ceiling beam. Radiator.

### Bathroom

Three piece white site comprising pine panelled bath; basin in pine vanity unity; low suite w.c. Oak-effect Karndean flooring. Dado rail. Ceiling beams. Half tiled walls. Radiator.

The East Wing of the first floor comprises:-

### Landing

A lovely spacious landing with exposed beams to the ceiling ridge and balustrade to the staircase. Radiator in fretwork cover.

### Master Bedroom

With an extensive range of fitted wardrobes and overhead cupboards. Exposed beams including king post truss, exposed to the ridge. Windows to front and rear. Radiator.

### En Suite Bathroom

Four piece white suite by Philip Stark featuring bath panelled in cherry wood; corner shower cubicle; low suite w.c.; long rectangular basin in cherry wood vanity unit. Airing cupboard with pressurised hot water cylinder and electric immersion heater. Tiled flooring. Access to roof space. Underfloor heating and Travertine tiles.

### Bathroom

Three piece white suite comprising bath with duck egg blue panelling; basin in matching vanity unit; low suite w.c. Heated towel rail. Oak-effect laminate flooring. Exposed beam.

### Bedroom Two

Walk-in dressing room with fitted hanging space and open shelving. Two windows giving fantastic views across the valley. Radiator. Access to roof space.

### En Suite Shower Room

Three piece white suite comprising corner shower; rectangular basin on chrome stand; low suite w.c. Recess spotlighting. Recessed cupboard. Karndean flooring.

### Bedroom Three

Two windows to the rear. Exposed beams.

Radiator.

### Bedroom Four

Exposed beams. Pine floor boarding. Radiator. Access to roof space.

### Bedroom Six

Exposed beams. Limited headroom. Roof window.

### External

The property is approached by way of a private tarmac drive leading from Skipton Old Road. There is ample parking to the front of the property as well as a pebbled parking/turning area to the side. The driveway leads to a single garage with attached workshop. To the side of the property there is a dog run and across the back there are lawned gardens with shrubby beds. To the other side of the property there is the water treatment building within which there is a UV filtration system, softener and pressure vessel. A gateway from the garden leads into the croft which is ideal for a small pony. The total site extends to 1.10 acres or thereabouts.

### Services

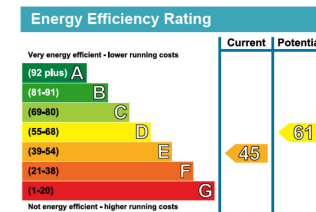
Mains electricity is installed. Central heating is provided by an oil-fired radiator system which also heats the domestic hot water, although an electric immersion heater is fitted. Water is from a private bore hole supply and there is a pressurised hot water system. Drainage is to a private septic tank which was replaced in 2009.

**DIRECTIONS** From Skipton, proceed straight through the village of Carleton onto West Road which becomes Skipton Old Road. After approximately 3 miles, pass the Black Lane Ends pub on the right. The driveway to

Shawclough Farm is then the 2nd turning on the right.

From Colne From the M65 exit at Colne taking the first roundabout exit follow the A6068, at the third roundabout take the first exit signed for Lothersdale, continue for approx 3/4 mile passing Colne golf Club, on your left hand side, the property is 1 mile on the left hand side after the golf club.

Joint Agents: Please note that MSW Hewetsons are appointed as joint agents with Dale Eddison of Skipton.

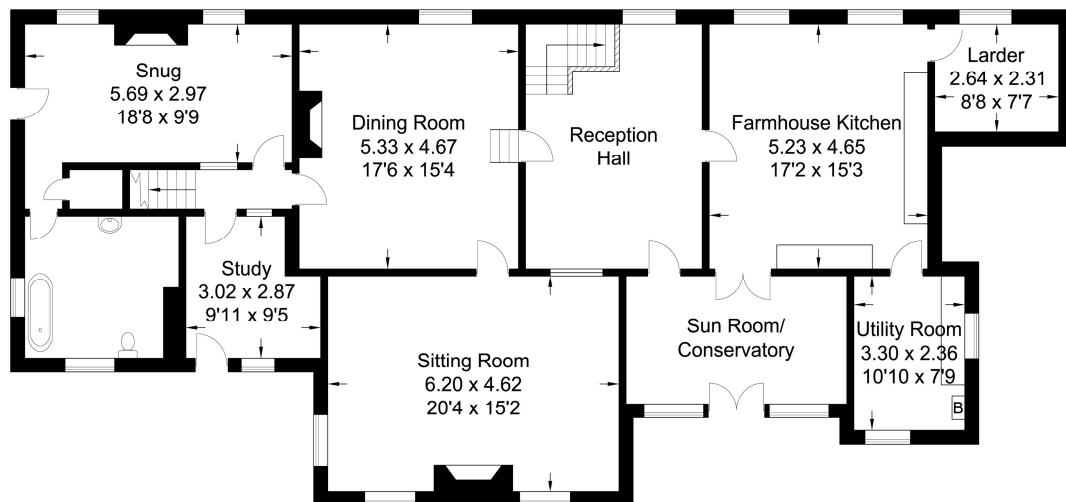


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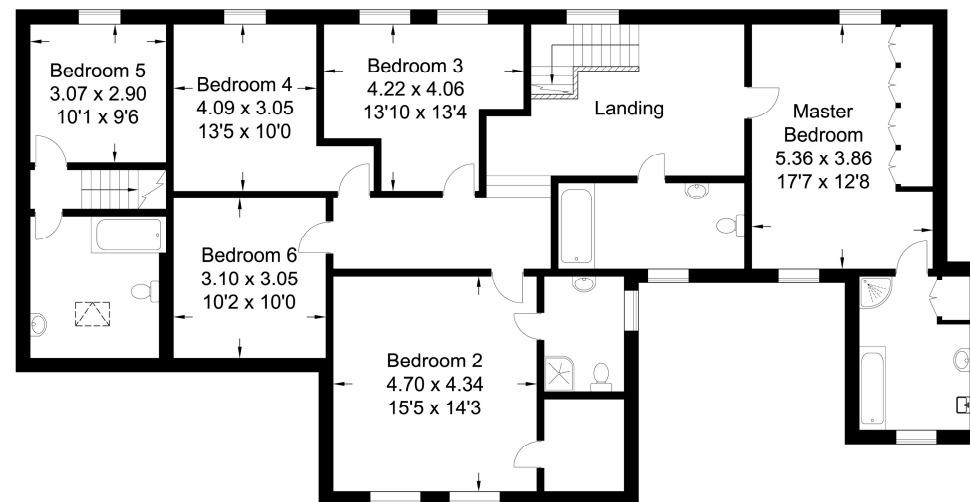
# Shawclough Farm

Approximate Gross Internal Area : 321.72 sq m / 3462.96 sq ft

Total : 321.72 sq m / 3462.96 sq ft

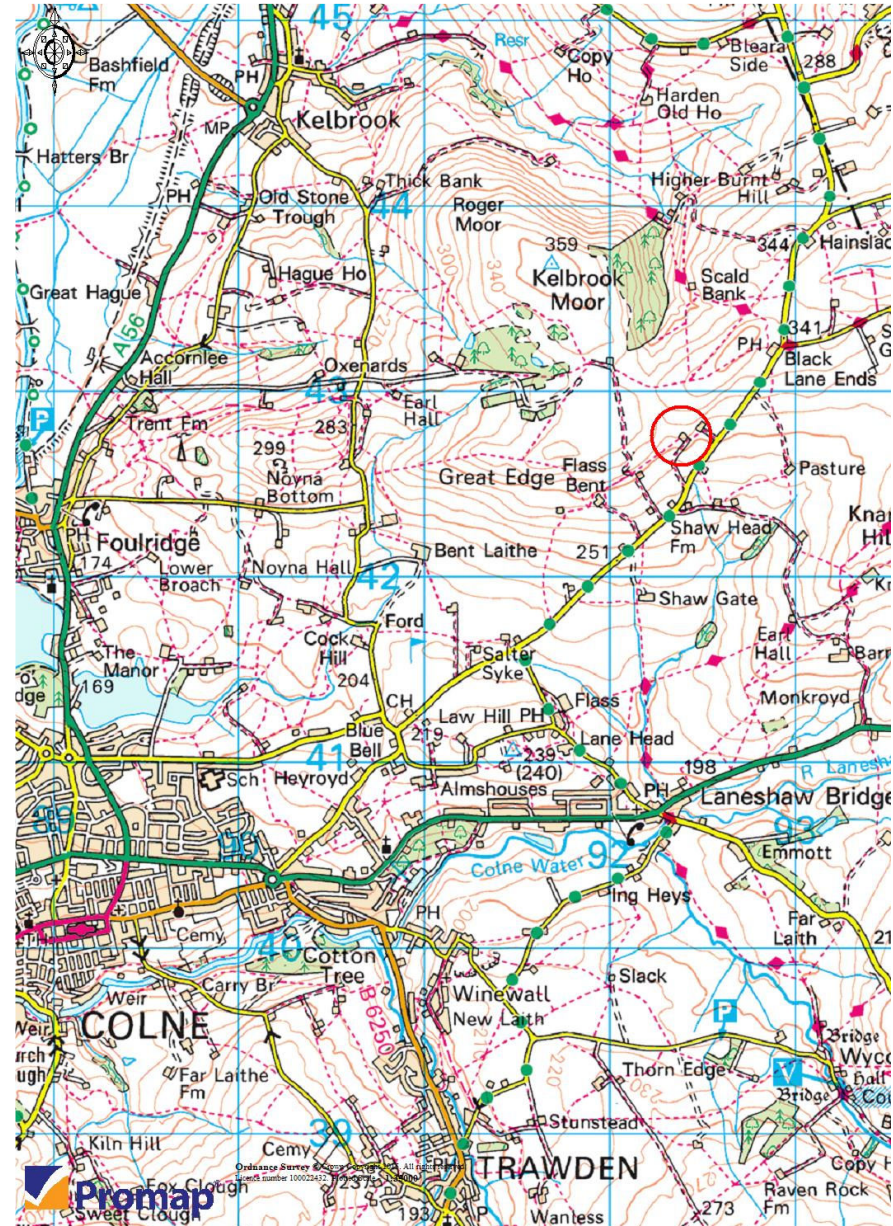
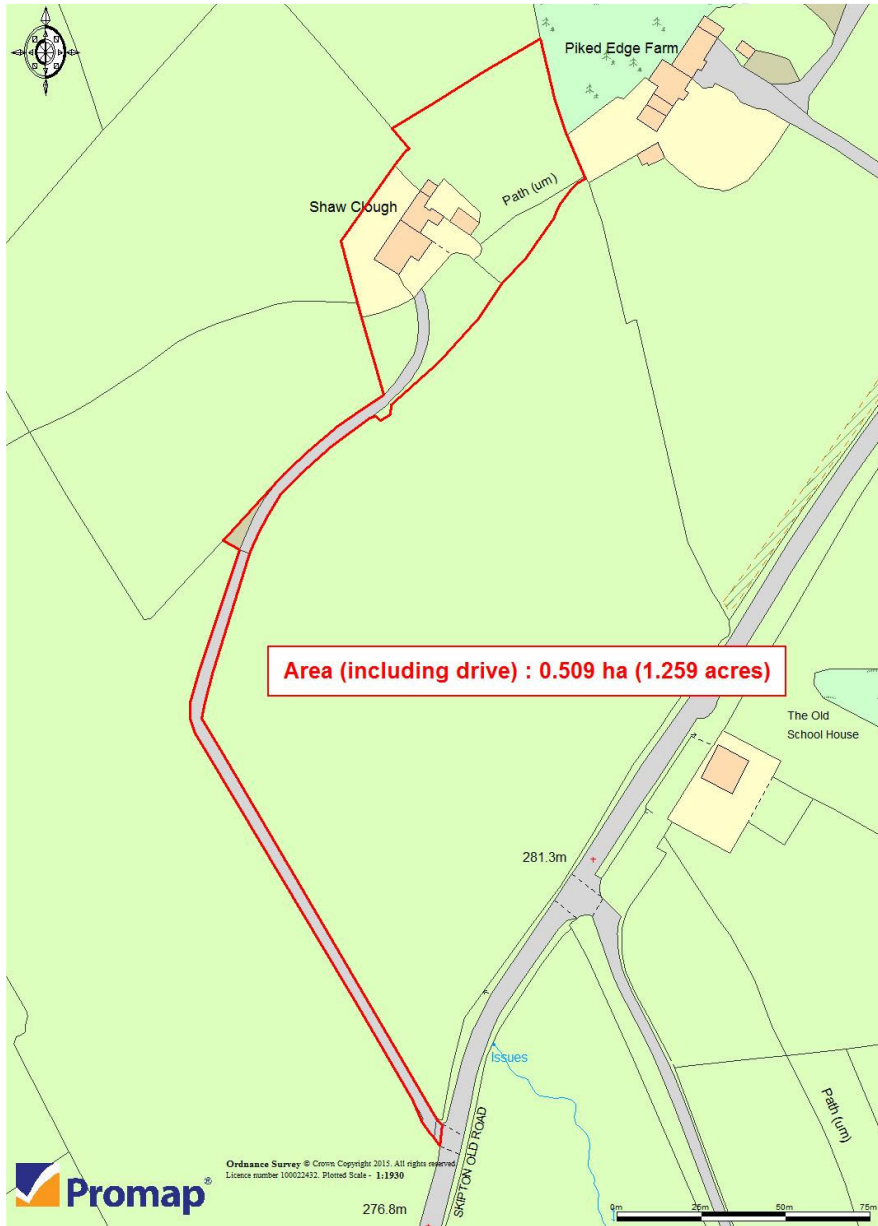


Ground Floor



First Floor

For illustrative purposes only. Not to scale.  
Whilst every attempt was made to ensure the accuracy of the floor plan all measurements are approximated and no responsibility is taken for any error.







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