



Stock Green Farm

Bracewell | Skipton | North Yorkshire | BD23 3JS

MSW HEWETSONS



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Guide Price of £825,000

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A superbly positioned and attractive farm house, detached cottage and barn situated in a stunning rural location with superb far reaching views over open farm land from every aspect. Refurbished to a very high standard and offering spacious six bedroom accommodation including a detached converted cottage and a further large barn. Set in well maintained and mature formal gardens and pasture land of just over four acres. Offering family sized accommodation with many features including stone flagged floors, exposed roof beams and fire places.

PRINCIPAL HOUSE

Entrance Hall

An entrance vestibule with sliding sash window, heating radiator, tiled floor and with timber and glazed doors leading into the dining-kitchen. Full height door giving access to a boot cupboard.

Utility Room

Range of hand finished base and wall units and with plumbing and space for a washing machine and tumble dryer. Single bowl glazed sink with mixer lever tap over set below a double glazed window, tiled floor. Central heating radiator and modern consumer unit. Full height cupboard providing space for the water filtration system.

Living Dining Kitchen

A generously sized family or entertaining space for a ten or twelve seater farm house table if required and allowing for further furniture. Stone flagged floor, a range of hand finished units and with timber worktops, double bowl Belfast sink, sliding sash window with stunning views across the gravel forecourts onto open farm land. Plumbing and space for a semi-integrated dish-washer and fridge. Bosch eye-level oven and grill finished in brushed steel, 4 ring gas hob (Propane) on an adjacent dresser unit and with extractor over. Further hand finished base unit with work top over and incorporating the LPG fired boiler. Recessed low voltage lighting, two double panel heating radiators,

large sash style window to the gable, making this a light room.

Pantry

A traditional farm house pantry with stone flagged floors, original stone, exposed mullioned window with stone sill.

Dining Room

Approached directly off from the kitchen through a timber and glazed door and with further door into the sitting room. Exposed timber flooring, cornice to the ceiling and featuring an original Art Deco style fire place (circa 1890) incorporating a cast iron open grate fire place with tiled insets. Sliding sash window with delightful views onto the superb rear gardens, deep timber sill below. Double panel heating radiator, four wall light points and providing space for an eight or ten seat dining suite.

Sitting Room

Featuring a recessed, painted stone fire place with open dog grate sat on a stone hearth, exposed stone mullion window again with delightful views onto the rear gardens and with window seat below. Exposed beams and part-glazed and shuttered stable-style door giving access directly to the rear gardens. Double panel heating radiator and doors leading off to the rear hall and the inner hall.

Inner Hall

Tiled floor and beamed ceiling and providing a link

to the double en-suite bedroom on this ground floor. Under stairs storage and centre light point.

Rear Hall

With display shelves and cupboard and stairs leading off to the first floor landing with panelling to one side and exposed oak beam.

Bedroom One

On the ground floor, a double bedroom with exposed oak beams, exposed oak heads over the window and exposed stone mullions, double glazed units and window seat below overlooking views onto the rear gardens. Double panel heating radiator and door leading back through to the inner hall and giving access to the en-suite.

En-Suite Shower Room

900 x 600 shower enclosure fitted with a MX Inspiration independent shower unit with adjustable head. Full pedestal basin with chrome wheel taps and matching close coupled W/C. Fully tiled shower enclosure with bi fold door and reducing to half height tiling with listello above, for the remainder. Exposed oak beams, double glazed window. Built in cupboard, extractor fan and heating radiator.

Landing

Approached from the straight flight of stairs from the rear hall with timber panelling to one side and with book shelves above.

Particulars of sale

FIRST FLOOR

Living Room

Taking full advantage of the elevated position and with exposed mullion, double glazed window looking out over the superb rear gardens. Of spacious proportions with many features including exposed king truss and purlins along with exposed timber heads and exposed stone chimney breast. Lightly stained floorboards, six period style wall lights, double panel heating radiator and television point.

Bedroom Two

A generous double bedroom featuring an original exposed truss, being open to the ridge and with matching oak purlins. Double glazed mullion window, great views over the gardens and with window seat below. Large walk in cupboard providing excellent storage space over the stairs bulk head. Original wide board flooring, four period style light points and double panel heating radiator.

House Bathroom

Four piece suite including a full sized cast iron panel bath, close couple W/C, full pedestal basin and bidet, all set into timber panelling. With exposed purlins, double glazed window and lightly stained soft wood flooring. Heated towel rail, extractor fan, two wall light points over the basin and large vanity shelf running the length of one wall.

Bedroom Three

A double bedroom with stunning views from the large sliding sash window to the front of the property with views across the grounds onto open pasture land. Exposed timber flooring, two heating radiators, loft hatch giving access to the roof space.

Bedroom Four

With a range of full height fitted wardrobes across the length of one wall. Again with stunning views from the sliding sash window to the front of the property and with magnificent views. Exposed soft wood timber flooring, heating radiator and period style cast iron fire place as a central feature.

Bedroom Five

To the rear of the property, a smaller double or an

excellent sized single bedroom, currently used as a home office and with exposed timber flooring, sliding sash window over looking the rear gardens and loft hatch giving access to the roof space.

Shower Room

900 x 900 shower enclosure with bi-fold door, incorporating a thermostatic shower valve with adjustable head. Fully tiled to the shower area with tiled splash back to the bidet, full pedestal basin and with a close coupled W/C. Window to the gable end, with deep timber sill. Extractor fan, heated towel rail, shaver point and centre light point.

THE COTTAGE

Situated just a few steps away from the main house, a superbly converted labourer's cottage. Constructed of random stone, under a pitched slate roof and perhaps providing living space for a dependant relative, extended family or perhaps a holiday cottage (subject to planning permission). With quality fixtures and fittings throughout including oak flooring, solid timber doors, double glazing and with its own air source boiler providing under floor heating throughout.

Entrance Hall

Timber stable style door into an attractive and spacious entrance hall with oak flooring, alarm panel, recessed lighting, underfloor heating and return staircase leading up to the first floor.

Wet Room

Finished in striking marble effect Italian tiling and with contrasting tiling to the floor which has underfloor heating. Villeroy and Boch hidden-cistern dual flush contemporary style W/C and with matching full pedestal basin. Thermostatic shower valve with adjustable head and drench head to one wall, with central drainer set into the tiled floor. Extractor fan, recessed lighting, shaver point and natural light from a double glazed window to the front of the property with tiled sill.

Utility Room

With a range of base units and granite effect work tops, space and plumbing for a washer dryer. One and a half bowl glazed sink unit with mixer tap over and tiled splash back to the work tops. Fitted shelving. 'Worcester' air source boiler providing the heating and hot water throughout this building. Tiled floor, recessed lighting and extractor fan.

Bedroom

A spacious double bedroom with large double glazed and mullioned window to the rear and being more or less south facing looking onto the attractive rear gardens. With oak flooring running through from the entrance hall and with two further gable-end double glazed windows. Recessed lighting,

telephone point, television point and timber panel door.

Living, Dining & Kitchen

Divided into two areas: a living dining area and a substantial kitchen area, with ceilings open to the ridge and featuring exposed roof trusses and purlins with spot lights to the kitchen end. With a range of shaker-style base and wall units and granite effect laminate work tops and tiled splash backs. Four double glazed windows to the main kitchen area with fine long distance views. 'John Lewis' under-mounted fan oven and matching induction hob over, set into a chimney breast style recess with built in extractor fan above. Plumbing and space for a slim line dish washer and free standing fridge along with open shelf wall unit for a microwave. One and a half bowl glazed sink with mixer lever tap over set below one of the double glazed windows with attractive long distance views. With oak flooring throughout this spacious living dining kitchen and a return balustrade from the staircase. To the living dining end there are three further double glazed windows and a large mullioned window to the rear of the property offering superb views over the gardens and into the distance. Two wall light points, television and telephone point and exposed oak flooring. A stable style timber door gives access down a flight of stone steps with iron hand rails to the paddock below.

Barn

Constructed of random stone and set under a pitched slate roof with four king trusses and approached through a superb arch way with stone quoins, leading up to a pair of substantial hay wagon doors giving vehicular access and also including a personnel door. To the left of this recessed area before approaching into the main barn itself there is a two berth 'stirk house'. The barn is of generous proportions and includes a sixteen stall cow byre with eight windows and three stable style doors. There is an electricity and water supply to the barn.

Stables & Large Store Shed

With access from the barn via a stable door or from the yard/forecourt via a double-width, timber sliding door and a further pair of sliding doors onto the rear gardens. With light and power, three large timber framed stables, and storage for logs, timber, garden equipment and with direct access onto the rear vegetable garden.

EXTERNAL

The property is approached from the farm track through a full sized timber gate into a substantial gravelled courtyard providing an attractive approach along with ample parking for approximately 6-8 vehicles. With stone sets and gravel pathways

leading around the barns between the house and the cottage as well as on to the vegetable plot at the rear. Further six bar gates give access onto the additional pasture land and rear gardens. The property's Propane tank is to the side of the barn and partially hidden via a Russian vine. To the rear of the property there are superbly presented gardens including a striking Knot Garden, adjacent to the sitting rooms and with further substantial lawned gardens. With well stocked beds and borders, mature specimen trees and shrubs and attractive stone stepped lawn terraces leading down to the ornamental pond with timber decked areas and again with substantial planting and providing a further attractive area to sit out. To the immediate rear of the barn and with further six bar gate vehicular access, there is a substantial and well kept kitchen garden, an orchard which was formerly a croft.

Pasture Land & Orchard

Accessed from the front forecourts and the rear gardens via timber gates there is a small paddock/arena, which in turn leads on to the remaining four acres of pasture land included in the sale.

Solar Panels

Being a double pitched roof with a hidden valley between the two buildings there are south facing photovoltaic panels providing heat and electricity to the property.

Scheduled Ancient Monument

This is the 'deserted medieval village of Stock', listed in the Domesday Book and in origin, probably much earlier as the Roman road goes through the grounds to a ford across the Ribble. In the paddock & field are plough lines and 'tofts & crofts' - the outlines of houses and their gardens, quite visible as you drive towards the house from the A59. The rules are no digging deeper than 12 inches without permission from English Heritage so gardening is fine but installing new drains needs permission and no dumping allowed.

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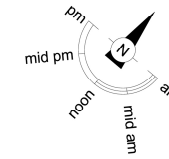
Stock Green Farm

Approximate Gross Internal Area : 235.48 sq m / 2534.68 sq ft

Cottage : 66.20 sq m / 712.57 sq ft

Outbuilding : 273.27 sq m / 2941.45 sq ft

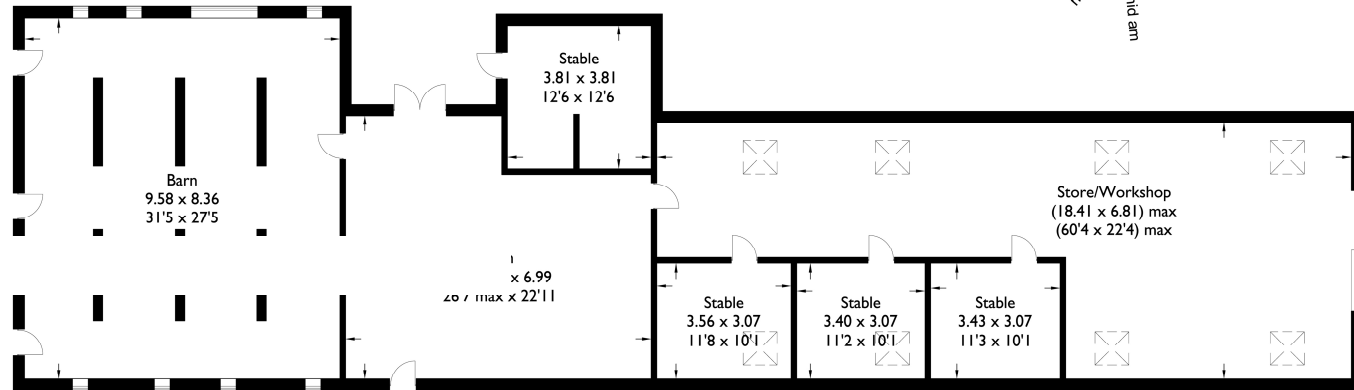
Total : 574.95 sq m / 6188.71 sq ft



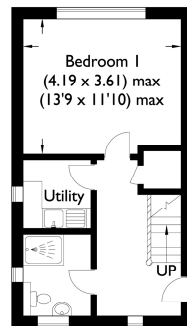
Stock Green Farm



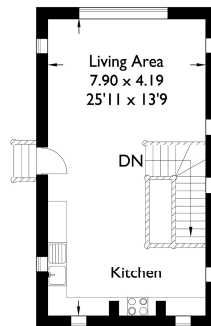
The Cottage



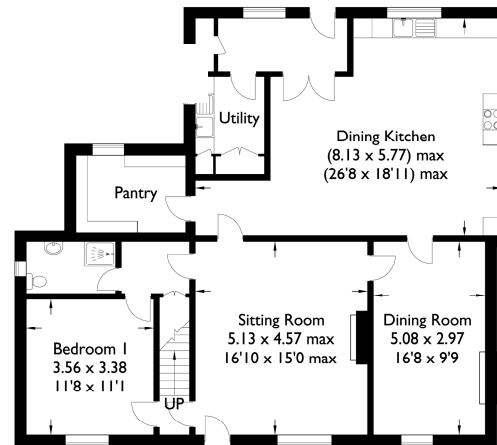
Outbuilding



Cottage Ground Floor



Cottage First Floor



Ground Floor



First Floor





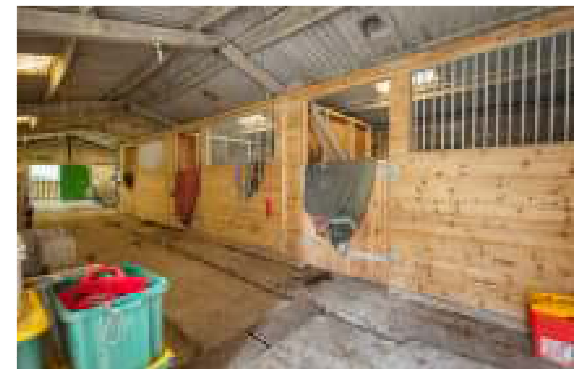
Cottage Kitchen



Cottage Bathroom



Cottage Bedroom





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