



**New Close Farm, Cow Close Lane, Kirkby Malham,
Settle, North Yorks BD23 4DP**

Gargrave A65 – 6 miles

Hellifield A65 – 6 miles

Situate close to the outskirts of Kirkby Malham village midway between Malham and Airton, New Close Farm has an ideal location in unspoilt traditional farmland only six miles from the A65 Skipton to Kendal trunk road. New Close Farm is a former livestock rearing farm with a detached stonebuilt three bedroom farmhouse, stonebuilt barn used as a workshop and entertaining room above with an adjoining three bedroom cottage let out as a self catering holiday unit with the benefit of small business relief. There is an extensive range of steel frame cattle and sheep sheds and grazing pastures in all extending to 12.75 acres (5.16 hectares).

Farmhouse Council Tax rated as band F

Farm cottage Rateable Value £2,850 under North Yorkshire Council with the benefit of small business relief i.e. no rates payable

Energy Performance Certificates Farmhouse rated band F Farm cottage rated band G

Services Mains electricity. Borehole water supply one year old. Septic tank drainage. Oil fired central heating. Loft insulation and double glazing throughout both dwellings.

Method of Sale Private Treaty.

Viewing strictly by appointment with the Selling Agents.

Selling Agents Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe BB7 4LH, Tel 01200 441351, email sawley@rtturner.co.uk

Price £895,000

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

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New Close Farmhouse is detached and constructed of stone walls under a dual pitch slate roof. The front porch has been blocked up and internally is open to the lounge. There is a rear leanto extension glazed on three sides with a monopitch insulated felt roof which is used as an office and provides the main entrance to the farmhouse. The living accommodation is over two storeys as follows.

Ground Floor Office 17' 7" x 13' 0" with wood door entrance, concrete floor with tile effect lino covering, double glazed hard wood windows to three sides with window blinds included, undersill radiator and wall radiator, fluorescent ceiling strip light and BT computer broadband.

Hall with concrete floor with tile effect lino covering, wall radiator, stairway with understair cupboard and centre ceiling light.

Pantry 10' 5" x 6' 4" with painted concrete floor, Grant oil fired central heating boiler, plumbing for a clothes washer, wall shelving and centre ceiling light.

Cloaks 6' 0" x 4' 2" with concrete floor with tile effect lino covering, wall radiator, gable window with tiled sill, toilet, pedestal wash basin with wall mirror and centre ceiling light.

Lounge 15' 1" x 14' 11" with fitted carpet over a suspended wood floor, front window, wall radiator, stonebuilt fireplace with polished wood mantle extending room width at lower levels with an open Rayburn Rapsidy fire grate on a tiled hearth and four double wall lights. Porch 4' 1" x 3' 11" open to the lounge with small front window, large side window, book shelving, fitted carpet and centre light.

Dining Room 15' 0" x 12' 9" with fitted carpet over a suspended wood floor, front window, wall radiator, stone surround fireplace with multi fuel combustion stove and four double wall lights.

Kitchen 12' 10" x 12' 9" with concrete floor with lino covering, Aga four door two plate oil fired cooker range, range of wall cupboards and worktop units incorporating a stainless steel one and a half bowl sink unit under the rear window and space for a fridge, gable window, cctv screen and fluorescent ceiling strip light.

First Floor A carpeted return stairway leads from the hall to a half landing with window and wall light to a central landing 15' 0" x 6' 0" with fitted carpet, double wall light and entrances to three bedrooms all with fitted carpets and a bathroom with lino floor covering.

Bedroom 1 15' 0" x 15' 0" with two front windows, wall radiator and centre ceiling light.

Bedroom 2 15' 0" x 12' 0" with front window, small gable window, wall radiator and centre ceiling light.

Bedroom 3 12' 9" x 12' 9" with rear window, wall radiator and centre ceiling light.

Bathroom 11' 10" x 6' 5" with rear window with undersill radiator, airing cupboard with hot water cylinder with immersion heater and cold water header tank in the roof space, glass sided over head shower with tiled walls, pedestal wash basin, toilet and chrome wall mounted heated towel rail.

New Close Farm Cottage adjoins the four bay stonebuilt barn under the same roof level of dual pitch concrete tiles but with white exterior and the following living accommodation.

Ground Floor with solid wood entrance doors to the lounge at the front and kitchen at the rear.

Lounge 16' 1" x 12' 1" with fitted carpet over a wood floor, front window with window seat, corner stonebuilt fireplace with open fire grate, polished wood mantle and tiled hearth, three wall lights and exposed ceiling beams.

Inner Hall 15' 3" x 6' 4" with step up from the lounge to a concrete floor with fitted carpet, rear window, wall radiator, feature dwarf wall with pointed stonework and cut stone shelf for books or ornament display, exposed ceiling timbers, two wall lights and stairway to the first floor.

Snug 11' 2" x 7' 4" with step up from the inner hall to a concrete floor with fitted carpet, front window, wall radiator, two wall lights and exposed ceiling beam.

Kitchen 12' 6" x 11' 3" with red tiled floor, Stanley oil fired two plate cooker range providing domestic hot water and central heating, range of wall cupboards and work top units incorporating a stainless steel single drainer sink unit under the rear two light stone mullion window and space for a fridge, exposed ceiling beams, two fluorescent strip lights and single spot light.

First Floor A flight of open tread stairs leads from the inner hall turning at the top onto a carpeted landing 7' 3" x 6' 4" with entrances to two bedrooms, the bathroom and two steps up to a third bedroom all with fitted carpets as follows.

Bedroom 1 16' 2" x 12' 1" with front window, wall radiator, loft access and centre ceiling light.

Bedroom 2 12' 6" x 11' 6" with rear two light mullion window, pine airing cupboard with hot water cylinder with immersion heater, wall radiator and centre ceiling light.

Bedroom 3 11' 5" x 7' 8" with front window, wall radiator and centre ceiling light.

Bathroom 8' 8" x 6' 2" with rear window, panelled bath with power shower fitting and glass panel, pedestal wash basin with overhead mirror front cabinet, wall electric shaver point, toilet, wall radiator and centre ceiling light.

Outhouse stonebuilt rear leanto with concrete tile roof comprising laundry 10' 7" x 9' 0" with concrete floor, stable door entrance, fluorescent light and plumbing for a clothes washer and coal store 10' 7" x 3' 3" with wood door.

Gable Log Store 14' 0" x 13' 0" with concrete floor, concrete block walls, monopitch steel sheet roof, boarded front with wood door and electric light.

Four Bay Barn attached to the cottage and stonebuilt under a concrete tile dual pitch roof comprising.

Ground Floor 43' 6" x 23' 3" two compartment workshop with concrete floor, double wood barn doors, single door entrance, stainless steel single drainer sink unit with electric hot water geyser, electric power sockets, fluorescent strip lighting, open tread stairway to the loft used as an entertaining room and two integral dog kennels with outside entrance doors.

First Floor 43' 6" x 23' 3" with pine floor boarding, pine roof underboarding with exposed wood trusses and fluorescent strip lighting, front, rear and gable windows and multi fuel combustion stove.

Rear Leanto of stonebuilt structure three steps down from the loft floor with outside door to a path at higher ground level where the sun house is situated. The leanto comprises a wash room 9' 1" x 10' 10" with tiled floor, pine roof underboarding, pedestal wash basin, wall mirror, toilet, ceiling strip light, tall closet and eaves store 9' 1" x 6' 6".

Sun House 23' 0" x 13' 0" constructed some ten years ago of painted metal frame with tampered glass to four sides and dual pitch roof frame with manually operated roof vents and tiled floor.

Potting Shed 12' 0" x 8' 0" constructed of glazed timber frame with dual pitch felt roof.

The Farmbuildings are sited to the rear of the cottage at a slightly higher ground level and comprise steel portal frame structures by RE Buildings as follows.

Detached 3 Bay Sheep Shed 45' x 25' with concrete floor, concrete panel walls, upper spaceboard cladding and dual pitch cement fibre roof cladding, double steel gable doors, fluorescent strip lighting, water trough, power sockets and sheep penning.

Range of Livestock Sheds all with concrete floors except where stated, concrete block walls, upper space board cladding and cement fibre roof cladding and steel panel doors comprising 7 bay dual pitch roof span 105' x 48' with central feed passage, water troughs, eaves electric lighting, borehole water supply enclosure with pump and pressure equipment one year old and serviced annually, gable leanto 105' x 9' monopitch roof with open end, 4 bay side leanto 60' x 10' monopitch roof with stone floor, 7 bay side leanto 105' x 30' monopitch roof with water troughs and eaves electric lighting, 6 bay side leanto extension 90' x 21' monopitch roof with four water bowls, sheep penning and fluorescent lighting.

Diesel Tank Store 32' x 16' constructed of concrete block walls, concrete floor and mono pitch steel sheet roof cladding. Red diesel and white diesel tanks included. Outside 8 tonne bulk feed hopper included.

The Farmland is shown on the sale plan with a boundary edged red.

Schedule of areas

1353	1.53	3.78	pasture
0353	0.45	1.11	croft
0358	0.45	1.11	buildings etc
0923	2.67	6.60	pasture
0253	<u>0.06</u>	<u>0.15</u>	lane
	<u>5.16</u> Ha	<u>12.75</u> acres	

Farmhouse Kitchen



Farmhouse dining room



Farmhouse lounge



Farmhouse office



Farmhouse pantry



Farmhouse Hall

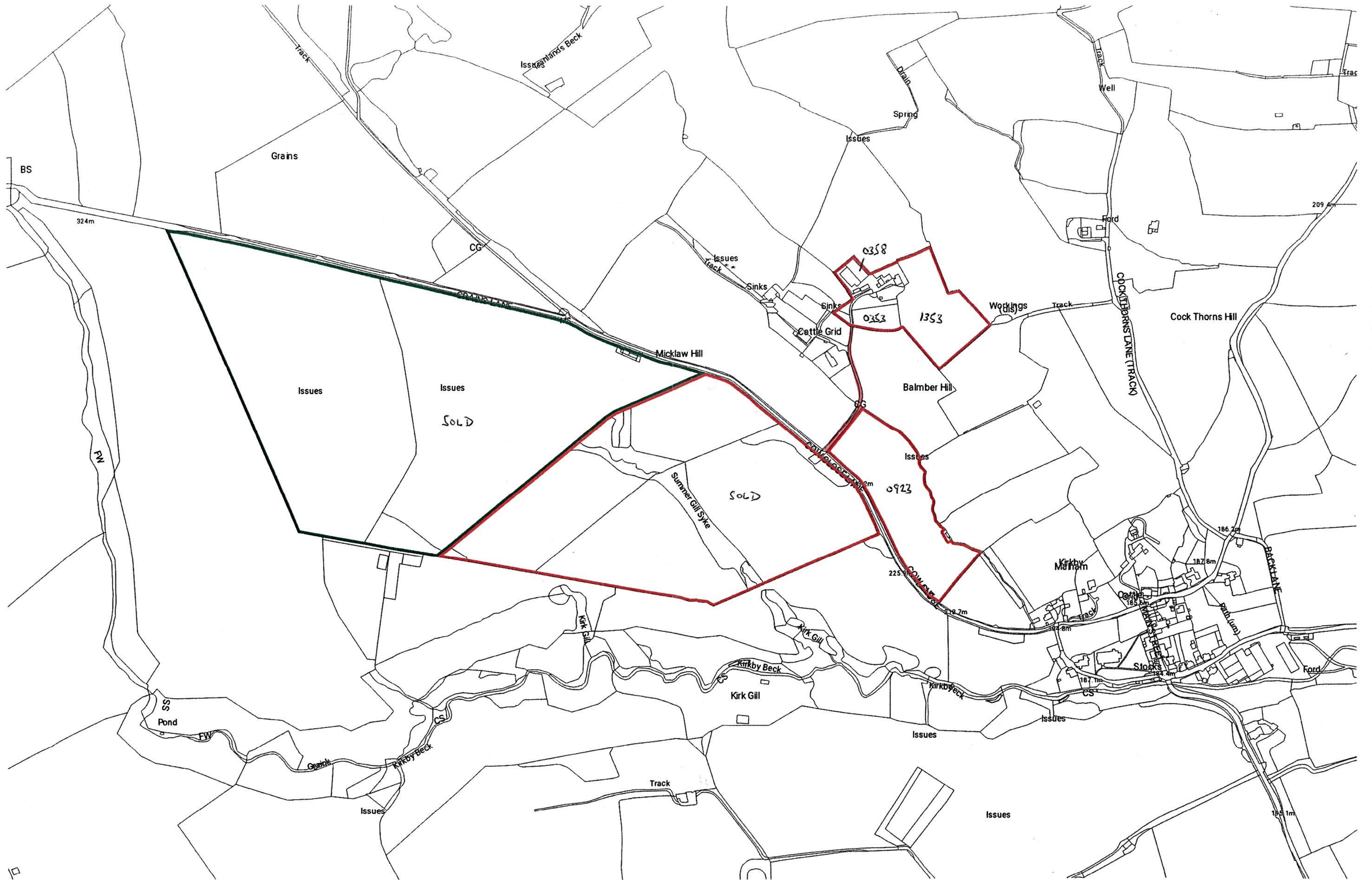


Driveway approach



Farmhouse cloaks





Farmhouse landing



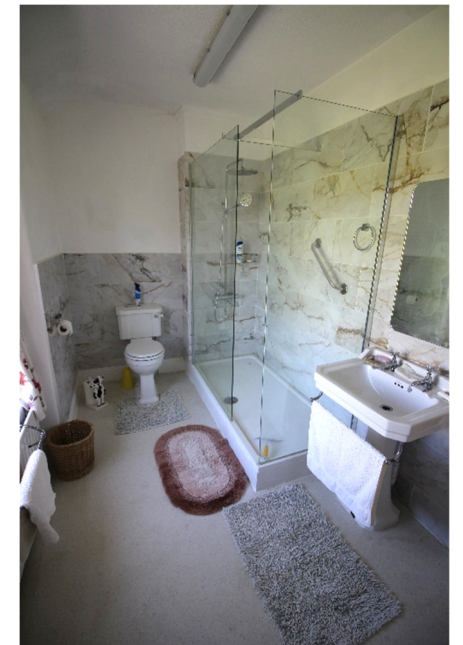
Farmhouse bedroom 1



Farmhouse bedroom 2



Farmhouse bathroom



Farmhouse bedroom 3



Farmhouse



Cottage and Barn



Cottage and Barn



Cottage kitchen



Cottage snug



Cottage inner hall



Cottage lounge



Cottage bedroom 1



Cottage bathroom



Cottage laundry



Cottage bedroom 2



Cottage bedroom 3



Sun house



Barn entertaining room



Barn wash room



Sun house



Sheep shed



Cattle shed



Cattle shed





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