

**Bent House Farm, Longtons Lane,  
Tossie, Skipton BD23 4SU**



Settle A65 - 6 Miles

Clitheroe A59 - 12 Miles

**Bent House Farm** is a valuable small farm extending to 60.36 acres or thereabouts and is offered for sale by informal tender in two lots or as a whole. **Lot 1** comprises a comfortable 4 bedroom cottage farmhouse with adjoining stonebuilt barn under the same roof level, small detached stonebuilt barn, extensive range of other farm buildings, in all standing in an area of 23.80 acres, the majority of which is productive meadow and pasture ground. **Lot 2** comprises five former fields which have been improved into one large area of meadow land with roadside access from Longtons Lane, good natural water supply and an excellent stone wall boundary to the north boundary. Both lots are freehold with the benefit of vacant possession and are offered for sale by informal tender. Tender forms are available from the agents, Richard Turner & Son and these should be completed and submitted by midday Wednesday 1<sup>st</sup> December 2021. Viewing is strictly by appointment through the selling agents - Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe BB7 4LH. Tel. 01200 441351 or email to [sawley@rtturner.co.uk](mailto:sawley@rtturner.co.uk)

Council Tax rated D

Energy Performance Certificate rated

Bent House Farm is located on Longtons Lane approximately one mile north of Tosside Village from Tosside village cross roads up past the church.

MISREPRESENTATION ACT 1967:

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**Lot 1 Farmhouse, farmbuildings and 23.80 acres shown on the sale plan with a boundary edged red.** The farmhouse is constructed of stone walls under a concrete tiled roof and has the following accommodation.

### **Ground Floor**

**Front Entrance Conservatory** 15' 9" x 11' 5" of upvc double glazed structure with double doors, tiled floor with underfloor electric heating and glazed front entrance door to the living room.

**Living Room** 16' 6" x 13' 0" with dressed stone fireplace surround and hearth to a multi fuel stove, lined chimney, fitted carpet, single glazed front window to the conservatory, wall radiator, centre ceiling light and doors to sitting room, rear hallway, enclosed stairway and kitchen.

**Sitting Room** 13' 10" x 12' 0" front window, fitted carpet, electric fire fitting, wall radiator and centre ceiling light.

**Kitchen** 19' 9" x 8' 9" lino floor covering, pine panelling to one wall and white tiling to the other walls, rear window and stainless steel single drainer sink unit under the gable window, Rangemaster electric oven with ceramic hob, wall radiator, range of painted wood wall cupboards and work top units, Grant oil fired central heating boiler, tall cupboard with space under for a dishwasher, two centre ceiling light clusters and glazed door to the entrance utility.

**Entrance Utility** 9' 2" x 6' 1" with lino floor covering, glazed outside entrance door, coat pegs, space and plumbing for clothes washer and drier and separate toilet.

**Rear Entrance Hall** with understair cupboard, rear stable door outside entrance and **Pantry** 12' 0" x 8' 4" with stone flagged floor, cold keeping slabs, rear window, electric meter, fuse box and centre ceiling light.

### **First Floor**

An enclosed return stairway leads from the living room to a carpeted central landing with entrance to four bedrooms, bathroom and ensuite as follows.

**Front Bedroom 1** 13' 6" x 10' 1" double front window with undersill radiator, wall radiator, fitted carpet and centre ceiling light.

**Ensuite** 9' 11" x 7' 0" / 3' 7" with lino floor covering, wall radiator, chrome heated towel rail, curved glass shower enclosure with Mira Advance electric shower fitting, low flush toilet, vanity unit with wash basin, heated mirror with shaving socket and inset lights.

**Front Bedroom 2** 15' 11" x 12' 1" with front window, fitted carpet, wall radiator and centre ceiling light.

**Front Bedroom 3** 13' 5" x 12' 2" with front window, fitted carpet, wall radiator and centre ceiling light.

**Rear Bedroom 4** 12' 0" x 6' 5" with rear window, fitted carpet, wall radiator, sloping ceiling and wall light fitting.

**Bathroom** 10' 3" x 8' 10" with lino floor covering, rear window, glass shower enclosure, three piece suite in white comprising panelled bath, pedestal wash basin and low flush toilet, wall radiator and centre ceiling light.

**Services** Mains water and electricity. A new foul drainage system has just been installed. Oil fired central heating with plastic banded oil storage tank to the rear of the farmhouse. Upvc double glazed windows throughout as is the conservatory. Broadband is available.

**The Farmbuildings** comprise as follows

**3 Bay Barn** 29' x 24' stonebuilt adjoining the farmhouse at the same roof level but with cement fibre roof cladding and large sliding gable door entrance. Gravel floor. Between the farmhouse and the adjoining barn there is a store room under bedroom 1 measuring 21' 2" x 10' 2" with concrete floor, low ceiling, double glazed window to the front and fluorescent strip light. To the rear of the barn there is a leanto three bay store 45' x 18' constructed of concrete block walls under a cement fibre roof with large sliding door to one end and two single door entrances.

**Detached Barn** 20' x 15' constructed of stone walls under a cement fibre roof with concrete floor and small hayloft. There is a gable leanto 16' x 10' of similar structure with concrete floor and four cattle stalls.

**6 Bay Cattle Shed** 85' x 26' constructed of concrete block walls with three bay cement fibre roof cladding and three bay asbestos roof cladding and concrete floor. Adjoining former dairy 16' x 9' attached to one end of concrete block wall structure under an asbestos monopitch roof with concrete floor. Attached to one side is a former bull house 15' x 15' constructed of concrete block walls under a monopitch cement fibre clad roof with adjoining out door pen and race 15' x 15'.

**3 Bay Cattle Shed** 48' x 35' constructed of concrete block walls under a cement fibre clad roof with concrete floor and two large cattle pens with feeding barrier. Adjoining three bay cattle shed 48' x 16' of similar structure with concrete floor. Adjoining silage clamp 75' x 30' with concrete floor, open front, concrete panel side and rear walls.

**5.5 Bay Youngstock Shed** 110' x 27' constructed by RE Buildings of concrete block walls with upper timber boarding under a cement fibre roof with 36 cattle cubicles, feed passage and automatic slurry scraping system to a channel at the rear of the building leading out to a small slurry lagoon constructed of concrete block walls with safety fence at ground level.

**The Farmland** extends to 23.80 acres as shown on the plan with a boundary edged red. The schedule of field numbers and areas is as follows.

2350	3.88	grass
3040	2.32	clough
2739	0.47	lane
2535	5.21	grass
3627	0.42	buildings
4129	0.96	clough
4323	2.18	grass
3419	2.41	grass
5012	<u>5.95</u>	grass
	<u>23.80</u>	acres or thereabouts

The land has the benefit of entitlements under the Defra basic payment scheme and these will be transferred to the purchaser on completion of the sale and in good time for the purchaser to activate a claim for the 2022 claim year.

**Lot 2 36.56 acres of meadowland shown edged green on the sale plan.**

The land adjoins Longtons Lane and has a good natural water supply, good stone wall boundary to the north and stockproof fence boundaries to the other sides.

The schedule of field numbers and areas is as follows.

7072	5.35	grass
7359	6.97	grass
9559	12.76	grass
9543	7.87	grass
0547	<u>3.61</u>	grass
	<u>36.56</u>	acres or thereabouts

The land has the benefit of entitlements under the Defra basic payment scheme and these will be transferred to the purchaser on completion of the sale and in good time for the purchaser to activate a claim for the 2022 claim year.

**Living Room**



**Sitting Room**



**Front Entrance Conservatory**



**Kitchen**



**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



**Bathroom**



**Front Entrance Conservatory**



**Side Entrance**



**Detached Barn**



**House with Adjoining Barn**



**Farm Building**



**Farm Buildings**



**Farm Buildings**



**Farm Buildings**





**5 Acre Meadow**



**Farm Entrance**

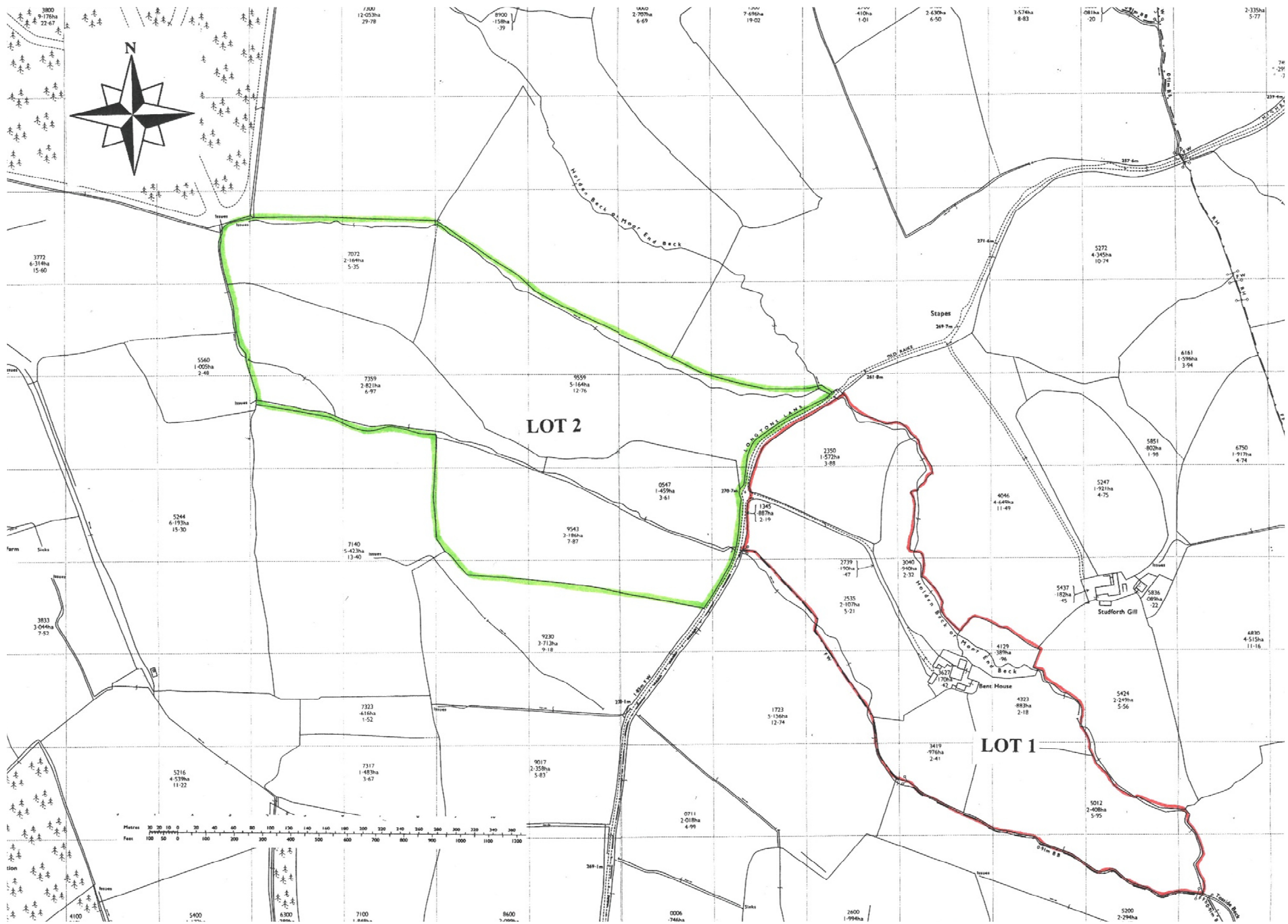


**36 Acre Meadow**

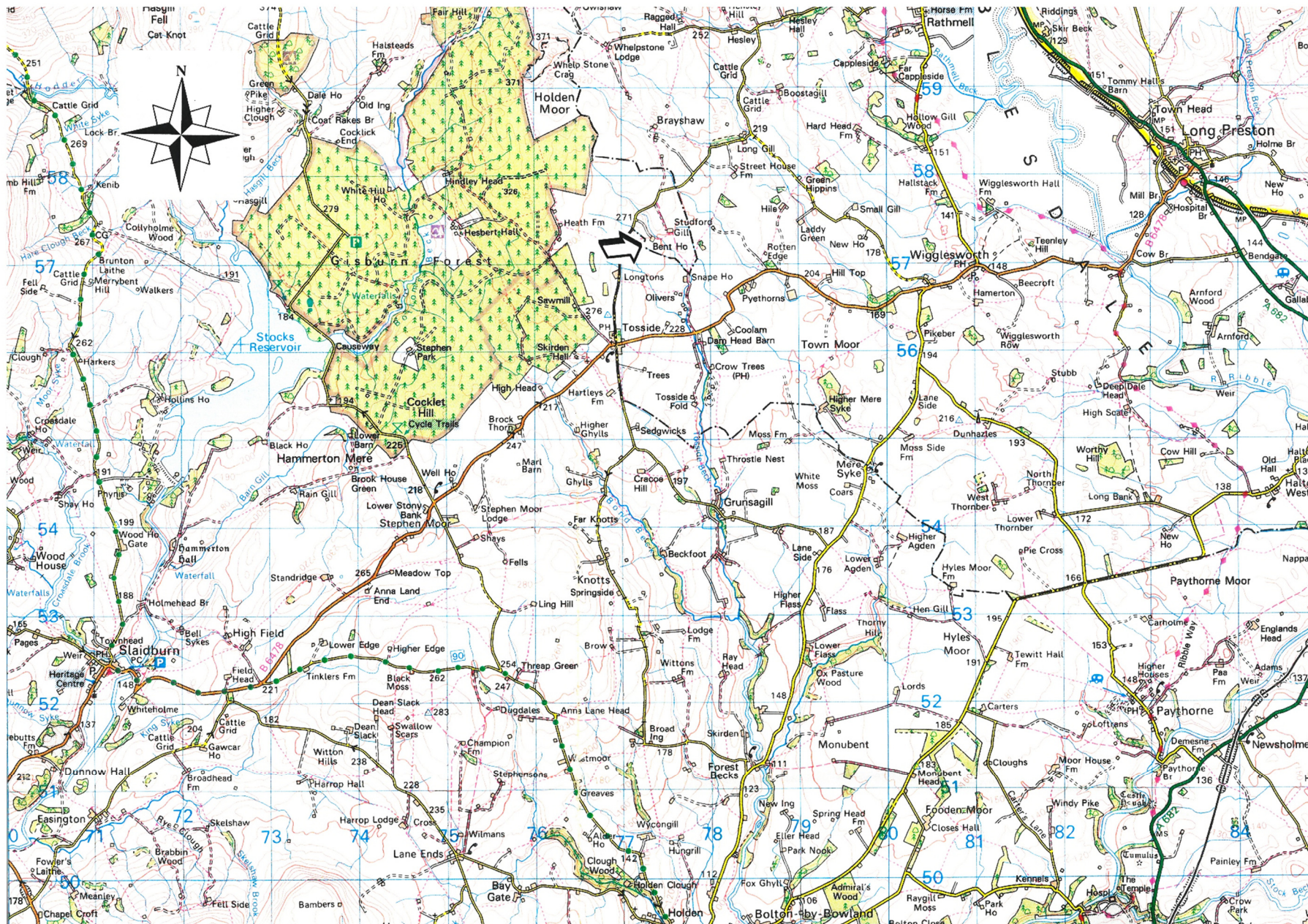


**36 Acre Meadow**





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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