



**Cow Bridge Barn, Todmanhaw Lane,
Long Preston, Skipton BD23 4RE**

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A65 Long Preston 1 Mile

Settle 5 Miles

Skipton 12 Miles

A59 Gisburn 5 Miles

Cow Bridge Barn is situated on Todmanhaw Lane one hundred yards off the B6478 road from Long Preston to Wigglesworth and is only two hundred yards from Cow Bridge which crosses the River Ribble. Cow Bridge Barn is located in peaceful rural surroundings characteristic of the Ribblesdale scenery with distant views of Ingleborough, one of the local three peaks. The property is within easy reach of the market towns of Settle, Skipton and Clitheroe, Giggleswick private school and the A65 and A59 trunk roads.

This character stone built barn conversion has spacious four bedroom living accommodation facing south east with gardens and amenity grounds surrounding and extending to just over two and a half acres. The entrance drive curves around the house and formal garden curtilage to a new detached three car garage and further on to a detached former car garage currently used for storage convenience. There is planning permission to replace the former garage with a two storey new build and rear entrance hall to further extend the present spacious living accommodation even further. This extension would allow the present living accommodation to be redefined in respect of kitchen and dining areas with a first floor annexe bedroom and ensuite or similar, if indeed required. Plans can be shared on request. The house has numerous character features and, whilst all external double glazing is wood effect upvc sealed units, all internal doors, doorways and skirting boards are solid oak.

The property benefits from fibre internet to the property with speeds of up to 1Gb/s available, making it ideal for home working.

Council Tax band G

Energy Performance Certificate Band E This is dated 21 November 2020 before recent upgrades were put in hand.

Viewing Strictly by appointment with the selling agents.

Price £895,000 Eight Hundred and Ninety Five Thousand Pounds

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Lounge

19' 0" x 14' 9" step up floor level from an internally open front porch 12' 0" x 7' 0" both with oak faced engineered wood floors. The front porch is fully glazed with upvc wood effect glazed double doors and full height side windows. The lounge is open to a dining room and has a large stone arch fireplace with wood burning stove (with external air supply) on a large stone hearth with pointed stonework to the rear. The room walls each side of the fireplace are character stonework wired for wall lights and there is a window with timber beam head and window seat. There are exposed ceiling timbers with eleven recessed ceiling lights and wiring for an overhead wall picture frame. Underfloor heating with local temperature and timer control.

Dining Room

19' 0" x 8' 1" with oak faced engineered wood floor and open timber beam head entrance with exposed corner stonework each side and stone arched window with full height glazing. The walls are wired for two overhead picture frames. Underfloor heating with local temperature and timer control.

Dayroom / Home Cinema Room

20' 0" x 12' 10" with fitted carpet and entrance with pointed stonework from the Dining Room. There is a stone arch outside entrance from the front garden stone flagged patio with full height glazing and glazed double patio doors. There is a gable window with exposed timber beam head and a stone head 1' 4" recess display shelf and lower 1' 8" recess shelf for music equipment etc. The ceiling has exposed timbers and ten recessed ceiling lights. This room has a home cinema installed including built in B&W wall speakers, suspended Sony Bravia cinema screen projector and automatic ceiling mounted screen. Underfloor heating with local temperature and timer control.

The Kitchen

21' 0" x 9' 9" boarded floor with tile effect Amtico covering, doors to the lounge and utility, access to a wood panelled enclosed stairway (partly removable to allow large items to be moved upstairs) to the first floor and windows to the front and gable walls. The ceiling has exposed ceiling timbers and ten recessed ceiling lights. The room is furnished with a range of oak wall cupboards, glass front display cupboards, tall cupboard and work top units incorporating a one and a half bowl single drainer sink unit under the front window, work top under the gable window with peninsular extension, Miele dish washer, De Dietrich four ring induction ceramic hob with overhead wood frame and floral tile inset extractor hood, AEG eye level double oven, tall cupboard with base fridge, middle microwave shelf and top cupboard and worktop wall tiles in cream with a floral tile line to the middle. The stairway is enclosed and has a wood panelled side with understair storage cupboard with underfloor heating manifold and main heating controls. Underfloor heating with local temperature and timer control.

Rear Entrance Utility

10' 9" x 8' 3" boarded floor with tile effect lino covering one step down from the kitchen with glazed rear entrance door and side window, wall radiator, oak wall cupboard and plumbing for a clothes washer and a dryer. The cloakroom has a rear window, toilet, corner hand wash basin, radiator and storage shelf.

First Floor

A corner flight carpeted stairway rises from the kitchen to a snug landing with entrance to two bedrooms, third bedroom/study, house bathroom and corridor to the principle bedroom with ensuite. There is a base cupboard to the side of the corridor with underfloor heating control to the ensuite bedroom. In the corridor to the principle bedroom there is a pull down wood ladder to the roof space.

Snug Landing

12' 1" x 10' 3" with fitted carpet, rear window with timber head beam, sill and lower window seat, wall radiator, wired for two wall lights, velux roof light and exposed timber roof trusses to the upper wall areas.

Bedroom 1

15' 8" / 14' 4" x 13' 10" A step up carpeted corridor gives entrance to the ensuite bedroom currently being furnished with fitted carpet, front and gable windows with fitted wardrobes either side, dressing table and drawers with seat under the front window, inner wall with wall lights each side of the bedhead area. Exposed beams to both window heads and exposed ceiling timbers with six recessed ceiling lights and two velux roof lights. Eaves storage cupboard above the ensuite. Underfloor heating with local temperature and timer control.

Ensuite

12' 7" x 5' 6" / 4' 0" Travertine stone tiled floor and full wall tiling with gable window. Glass front shower closet with tiled walls, four recessed ceiling lights, Villeroy & Boch double bowl wash basin with cupboard storage below and a matching mobile stool with storage with towel holders and overhead mirror front wall cabinet, toilet and chrome heated towel radiator. Underfloor heating with local temperature and timer control.

Bedroom 2

18' 9" x 9' 10" / 8' 4" with fitted carpet with step down floor level above the front porch with full glazing, wall radiator, wired for four wall lights and exposed ceiling and upper wall timbers.

Bedroom 3

20' 9" x 9' 6" with fitted carpet, two gable windows both with exposed timber heads and corner pointed stonework and one with undersill radiator, exposed ceiling timbers, seven recessed ceiling lights and pull down wood ladder to the roof space. Built in wardrobe over the stairwell.

Bedroom 4 / Study

9' 1" x 8' 2" with fitted carpet, rear timber beam head window with undersill radiator and wired for two wall lights.

House Bathroom

11' 6" x 8' 4" with Travertine stone tiled floor and full wall tiling, front window and seven recessed ceiling lights. There is a glass panel shower with tiled floor, large panelled corner bath, Villeroy & Boch toilet and bidet, wash basin with side towel rails and overhead mirror, mirror front tall cabinet and chrome heated towel radiator. Underfloor heating with local temperature and timer control.

Former Car Garage

16' x 15' constructed of stone walls under a ridge slated roof with concrete floor, two up and over car entrance doors, single door side entrance and side and rear windows, currently used as a storage convenience.

New Car Garage

40' x 23' constructed of stone exterior walls with cavity inner block wall lining under a ridge slated roof with solar panels to the south elevation. The building provides for two car garages each end with a middle garden store all three with remote control Hormann insulated electric doors, north west gable single door entrance and two south east gable windows. The internal floor is polished concrete. There are ample power points and the solar PV system is 7.04kw flush mounted.

The Garden

Has a spacious front lawn bordered by stone flagged patio areas to the front of the house, herbaceous borders to the entrance driveway and box hedge bordered pathway of pebble and flag footway. To the rear of the lawn is an attractive Pergola with decking overlooking an ornamental pond. The westerly boundary is dedicated to a kitchen garden with pathways to raised beds well sheltered and reasonably protected against adverse weather. Greenhouse with mains water tap and second tap to the vegetable garden.

The Amenity Grounds

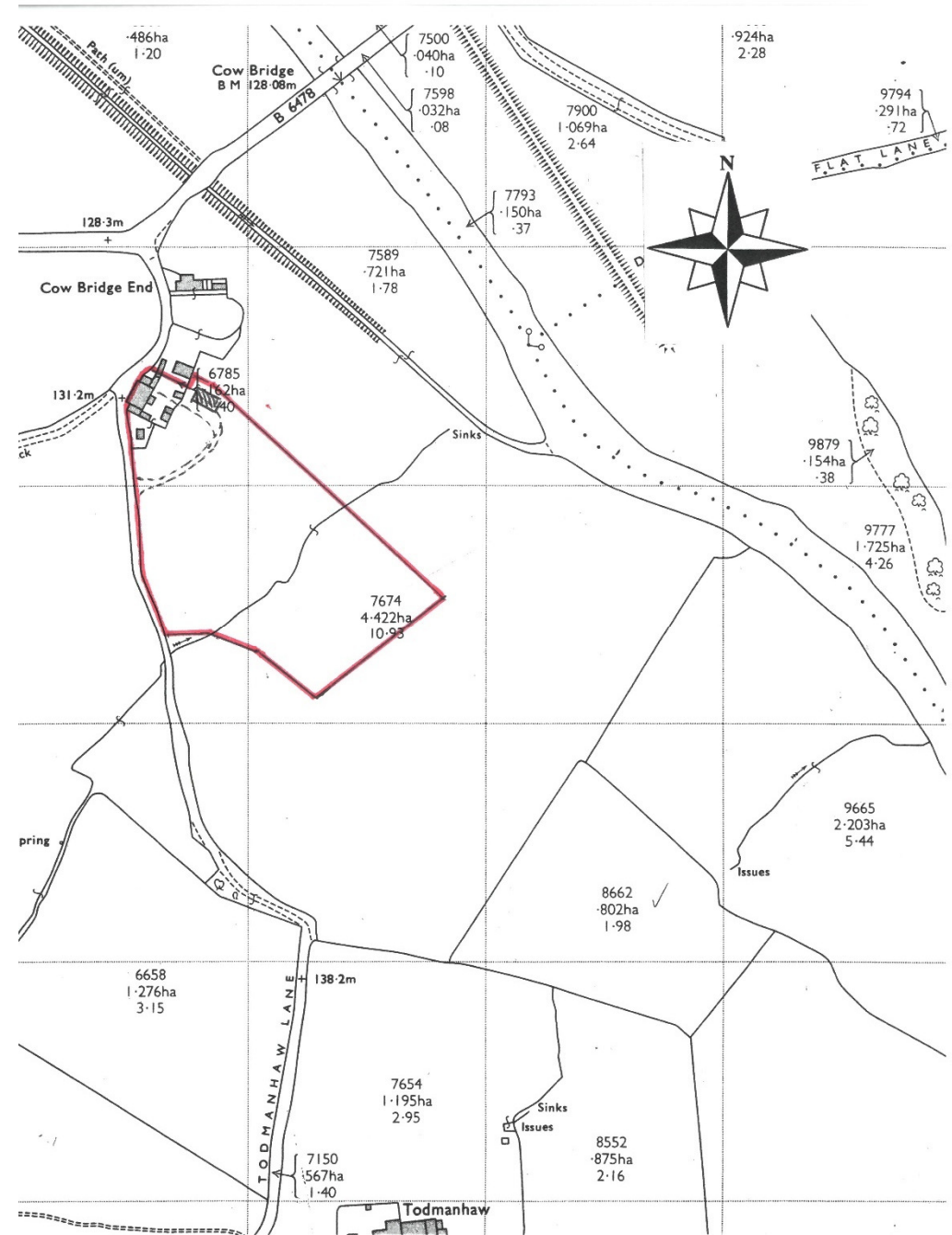
Extend southwards from the driveway with a small stream running through the middle, meadow grass given over to wilding and young trees heading for maturity in designated patches.

Services

Mains water with two taps to the kitchen garden as well as the buildings. Mains electricity. Oil fired central heating with boiler which has been serviced annually and provides heating mainly underfloor with pressurised hot and cold water feed. Mains cold water supply is direct and not to a header tank. Septic tank drainage shared with the neighbour's garage on a two thirds maintenance arrangement to Cow Bridge Barn. Double glazing throughout. High speed fibre internet.

Planning Permission

Under the same permission granted for the new garage, the same scheme gave permission for the demolition of the former car garage and construction of a house annexe connected to the house rear entrance utility. This would provide for a rear entrance vestibule, open plan kitchen dayroom 24' 6" x 19' 3", utility 12' 0" x 6' 9", stairway, bedroom/games room 24' 6" x 19' 3" and bathroom 9' 6" x 6' 9".



The Lounge



The Kitchen



The Dining Room



The Dayroom / Home Cinema Room



Bedroom 1



Bedroom 1 Ensuite



Snug Landing



Bedroom 2



Bedroom 3



Bedroom 4



House Bathroom



Spacious Lawn



Formal Garden



Formal Garden



New Garage / Garden Store



Former Garage with PP for new build house extension





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