

PW104

## The Barn Appersett, Hawes North Yorkshire DL8 3LN



**Price: £475,000 Region**

**Viewing: by prior appointment through Richard Turner & Son Bentham Office.**

Comprising a traditional stone built cottage with stone flag roof having been recently thoroughly and tastefully renovated to provide a splendid yet cosy 2 bedroomed cottage style residence with generous curtilage, a detached garage and a useful adjoining workshop having Planning Potential to convert into further sizeable living accommodation if so desired.

Being pleasantly situated in the picturesque hamlet of Appersett in the very heart of the renowned Yorkshire Dales National Park area of outstanding natural beauty.

**Accommodation Comprising:** (Full hardwood style UPVC sealed unit double glazing and oil central heating installed).

**Ground Floor:**

**Lounge:**  
16'7 x 12'1  
(5.05m x 3.68m)

Stone built fireplace housing multi-fuel stove on stone flag hearth, painted beam, TV point, discreetly housed radiator, centre light.  
**Pioneer 44" plasma screen TV.**



**Dining Kitchen:**  
13'9 x 12'1 min  
(4.19m x 3.68m min)

Modern fitted cupboards and units incorporating integrated fridge, freezer and dish washer, fitted "Britania L-Line" electric double oven range with ceramic hot plate, stainless steel extractor hood, inset "Frankie" 1½ bowl single drainer sink unit with mixer tap and maple work surfaces with tiled splash backs. Painted open feature staircase with under storage cupboard, smoke detector, wall mounted flat screen TV, radiator, 2 x centre lights.



**Utility Room:**  
17'8 x 11'8 average  
(5.38m x 3.56m average)

Feature beams and pointed stone wall, radiator, strip light. Stable style back door, plumbed for auto washer, oil fired central heating boiler and hot water cylinder, ample power points.

**First Floor:**

**Landing:**  
5'4 x 3'10  
(1.63m x 1.17m)

Centre light.

**Bedroom 1:**

13'7 x 12'1

(4.14m x 3.68m)

Plus Recess 6'5 x 3'

(Plus Recess 1.96m x 0.91m)

Dual aspect windows, built in pine cupboards, telephone point, radiator, centre light.



**Bedroom 2:**

12'2 x 8'2 min

(3.71m x 2.49m min)

Radiator, centre light, loft access.

**Bathroom:**

8'9 x 8'1

(2.67m x 2.46m)

3 piece bath suite comprising "P" shaped shower bath with fitted glass shower screen, low flush WC and pedestal wash basin. Tiled splash backs, radiator, centre light, auto extractor vent.



**Bedroom 2**



**Bathroom**

**Outside:**

Generous gravelled forecourt parking area.

Private gravelled driveway.

Adjacent stone built **detached garage** 20'3 x 17'1 (int' measurement) with light and power installed and having electric roller shutter doors. Lawned garden areas incorporating hen cabin **complete with 6 hens and 2 peacocks !**

PIR Security lighting, garden lamp standard.

**Garage/Workshop** 28'3 x 21'5 (approx int' measurement) adjoining the Easterly Side of the house incorporating vehicular service pit, 3 windows, 13' wide access with timber sliding doors and having light and power installed.

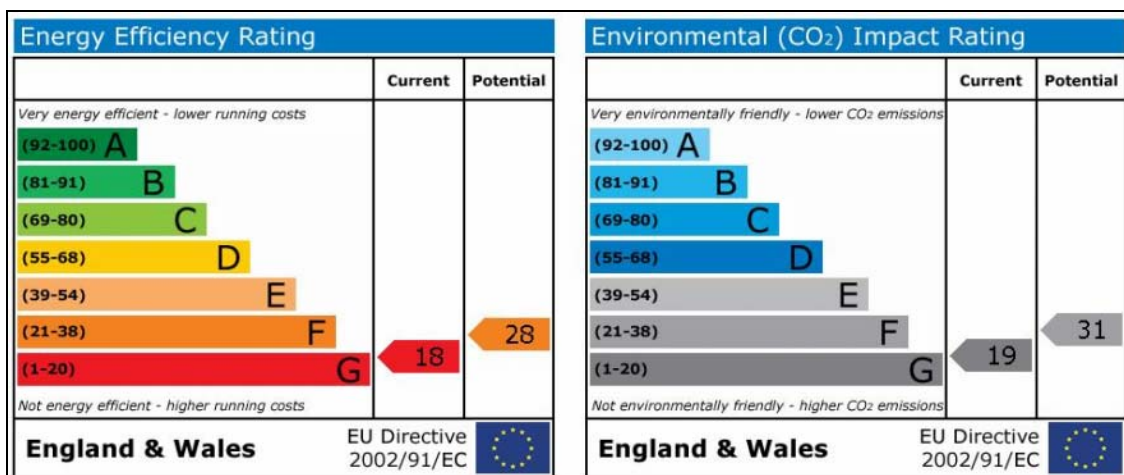
**N.B.** Detailed Planning Permission has been applied for to convert this adjoining garage/workshop to provide a **further 3 bedrooms, study, 2 bathrooms, cloak room and adjoining games room** over 2 floors, together with further plans to build a new 7m x 2½ metres **enclosed swimming pool** with double glazing and solar panels (to the Westerly Side of the house).



- Services:** Mains water, electricity and drainage connected. Oil central heating, broadband connected, wired for sky TV.
- Tenure:** Freehold with vacant possession on completion.
- Council Tax Band:** C (Verbal enquiry only).
- Solicitors:** Mr R Brey.  
Oglethorpe Sturton & Gillibrand Solicitors, 17 Main Street, Kirkby Lonsdale, Carnforth, Lancashire, LA6 2AQ. Tel: 015242 71388.
- Agents:** Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.  
**Through whom all offers and negotiations should be conducted.**

N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

### Energy Performance Certificates



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