

LOW DYKE HOUSE

£1,150,000

Eldroth, The Forest of Bowland, LA2 8AG

In a splendid, elevated rural position with breathtaking panoramic views, a delightful smallholding offering a detached property with a range of modern outbuildings and land.

Extended and refurbished in 2009, this stylishly presented property offers well-planned four bedroom accommodation; instantly welcoming, rooms are spacious and light, embracing a great layout flow with a large open plan living/dining kitchen at the very heart. The gardens are an absolute delight with lawns, wildlife meadows, mature planting, vegetable garden and a polytunnel. In addition there is excellent parking, a good range of modern outbuildings and meadow and pasture land, 16.62 acres (6.73 hectares) all situated at the head of a private shared tree lined track.

Live the country dream in this peaceful, scenic setting. In all, 18.88 acres (7.44 hectares).





Welcome to **LOW DYKE HOUSE**

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Our TOP TEN reasons to love Low Dyke House:

1. The **panoramic view** towards Ingleborough, Pen-y-ghent and Crummack Dale. There are floor to ceiling windows in the living kitchen and principal bedroom as well as large picture windows and skylights throughout the house to take advantage of the views and allow light to flood in.
2. With a gross internal area of c. 2644 sq ft (245.6 sq m) this is an **impressive contemporary country home** offering well-proportioned spaces, clean lines, stylishly presented rooms and a great use of natural materials - oak, stone, slate and glass.
3. The ground floor is mainly open plan with a fabulous, sociable open plan **living/dining kitchen**, flexible as to how furniture could be arranged but space to create distinct seating and dining areas - perfect for entertaining or just everyday family life this is the place to **cook, eat, sit and relax**. Open up the doors and bring the outside in. The freestanding kitchen is backed up by a shelved pantry perfect for storage for groceries. There is also a practical utility/laundry room.
4. On colder evenings snuggle up in front of the woodburner in the **sitting room**; there's also a **family room** - perfect as a TV room, hobby space, office or study. There is also underfloor heating throughout the property.
5. **Sweet dreams** - there are four double bedrooms, being open to the apex; the principal suite offers a generous dual aspect bedroom which is open to an en suite shower room. The stylish house bathroom has a roll top bath - perfect for a long soak after a hard day!
6. **Delightful, private gardens** have been lovingly created by the current owners; a riot of colour, an abundance of produce and a haven for wildlife, against the backdrop of the stunning view. Situated to the north of the house, landscaped steps and paths bordered by beautiful borders, lead from the upper terrace down to the lower garden with lawns, mature planted borders, wildlife meadows and extensive vegetable gardens with polytunnel.
7. Excellent **parking provision** with a paved area to the front of the house, but for visiting family and friends, more parking is available to the front of the outbuildings, one of which could be used for covered parking.
8. To complement the land, there is a **range of modern outbuildings**. Please see page 6 for further details.
9. If you are looking for a **small holding, land for equestrian use or have an interest in conservation**, the meadow and pasture land extends to about 16.62 acres (6.73 hectares). Further details available on page 6.
10. **Location** - an incredibly scenic location in the Forest of Bowland AONB situated at the head of a private, shared drive: it's easy to get to yet with a 'miles from anywhere' feel.







A slice of the English countryside

The beautifully scenic Forest of Bowland, an Area of Outstanding Natural Beauty lies mostly in north-east Lancashire, with a small area across the border in North Yorkshire, where Eldroth is located. A small and attractive scattered hamlet on a quiet country lane with access at several points onto the A65, it's ideal for commuters seeking a haven away from busy days.

Nearby **Austwick** (3.6 miles) offers a church, post office/village store, primary school, village hall, tennis/bowls sports club. The Gamecock Inn and the well-respected Traddock Country House Hotel. The village plays host to the annual Cuckoo and Street Festival.

Giggleswick (4 miles) is a Conservation Area village and home to the well-regarded independent boarding day school catering for children from the age of 2-18. The neighbouring market town of **Settle** offers a full range of commercial, educational and recreational amenities (including an all important Booths supermarket!)

Ingleton (6.8 miles) and the attractive market town of **Kirkby Lonsdale** (13.3 miles) voted in the best top ten places to live in the North West by The Sunday Times for the third year in a row, also have everything pretty much covered.

Stunning fells and crags are all around, it's the perfect playground if you love any aspect of outdoor life. The **Yorkshire Dales National Park** is nearby and the area is exceptionally popular for walkers, cyclists, climbers and cavers with the Three Peaks (Ingleborough, Pen-y-Ghent and Whemside) and White Scar Caves all close by. Windermere, in the Lake District, is 33.5 miles distant.

Travelling further afield:

By air - Leeds Bradford Airport (38.3 miles), Manchester Airport (67.5 miles) and Liverpool Airport 81.1 miles.

By train - Lancaster station on the main West Coast Line (24.6 miles and London Euston just 2.5 hours by train), Clapham station (5.9 miles) on the Leeds to Morecambe line and Settle station (5 miles) on the scenic Settle to Carlisle line.

To find the property - from the A65 heading towards Settle, turn right signposted Eldroth (opposite the third turning into Austwick). At the 'T' junction turn left signposted Eldroth and follow the road into the hamlet. Turn left opposite the chapel (there is a name plate on the right hand side of the wall) and continue down the private track. Low Dyke House is at the end of the track on the left.

what3words: jolt.trickle.civic



Services and specifications

- Mains electricity
- Private drainage to a septic tank located within the property's boundaries
- Mains water by way of a private pipe
- Solar thermal panels provide hot water. Income is derived from the Renewable Heat Incentive (RHI) scheme
- Solar PV panels provide electricity. Income derived from a Feed in Tariff (FIT)
- Multi fuel stove heats hot water and underfloor heating
- B4RN hyperfast broadband connection available, this will make working from home, downloading films or playing the latest online games an absolute doddle! Check out their website: b4rn.co.uk
- Hardwood framed double glazed windows
- Lutron lighting
- Surround sound in living/dining/kitchen, sitting room, family room, principal bedroom and family bathroom



Land and outbuildings

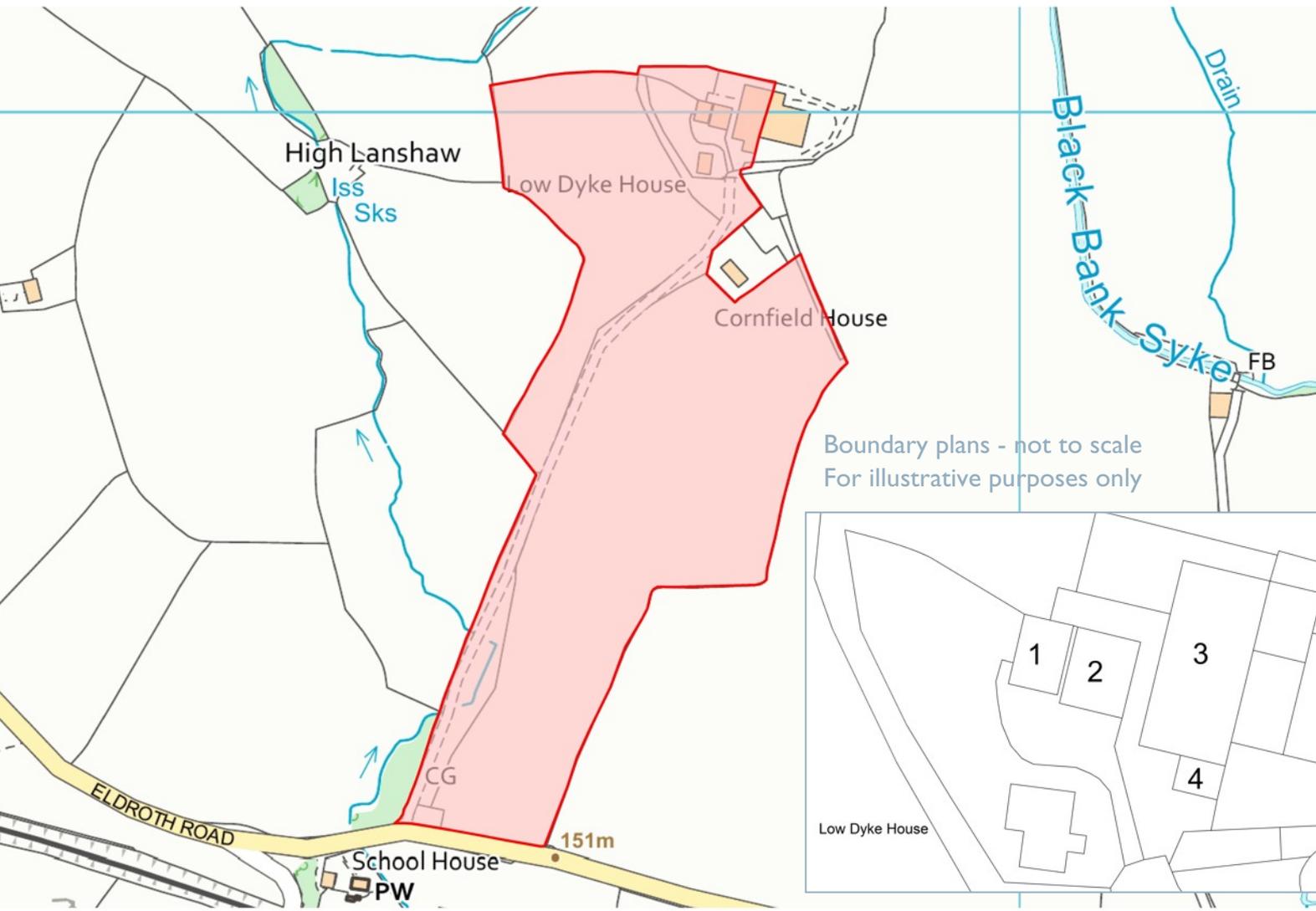
Bound by traditional dry stone walls and livestock fencing, the land at Low Dyke House extends to approximately **16.62 acres (6.73 hectares) of predominantly pasture and meadow land**, which sits within a ring fence of the house and buildings and provides privacy and control of your surrounding views. The land has been kept in excellent condition by the current owners and would be of interest to those with an aspiration to own a smallholding, equestrian use, diversification projects or an interest in nature and conservation.

The land is currently free from any environmental stewardship schemes however does present itself for inclusion in a Countryside Stewardship Scheme if this was of interest. Interested parties would need to make their own enquiries in this regard.

The Basic Payment Scheme (BPS) entitlements are not included in the sale.

Low Dyke House has an impressive array of **modern farm buildings**, which present a wide variety of opportunities. The buildings are located to the north of the house and are set around a large concrete yard. The buildings briefly comprise:

1. **Workshop** - steel portal framed building with box profile roof and side elevations. Large roller shutter door to front elevation. Internal concrete floor. Solar panel array on the roof (13.5m x 10m)
2. **General purpose building** - steel portal framed building with Yorkshire boarding side elevations and open feed barrier under box profile roof. Internal concrete floor (15.5m x 12m)
3. **General purpose building** - steel portal framed building with part Yorkshire boarding and concrete block side elevations and open feed barrier under box profile roof. Internal concrete floor (37m x 16.5m)
4. **Lean to** - side portal framed side elevation with box profile roof and side elevations. Open to front. Internal concrete floor (8m x 9m)





Useful information

Council Tax

Low Dyke House is currently banded E for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local Authority

Craven District Council, 1 Belle Vue Square, Broughton Road, Skipton BD23 1FJ T: 01756 700600 W: www.cravenc.gov.uk

Please note

- All carpets, curtains, blinds, curtain poles and light fittings are included in the sale.
- CCTV is available separately
- There are two public footpaths; one runs down the access track and between the outbuildings, the second crosses the land
- The access track from the highway is owned by Low Dyke House with a right of access for two neighbouring properties

Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

Lane House, Kendal Road
 Kirkby Lonsdale
 Carnforth
 Lancashire LA6 2HH

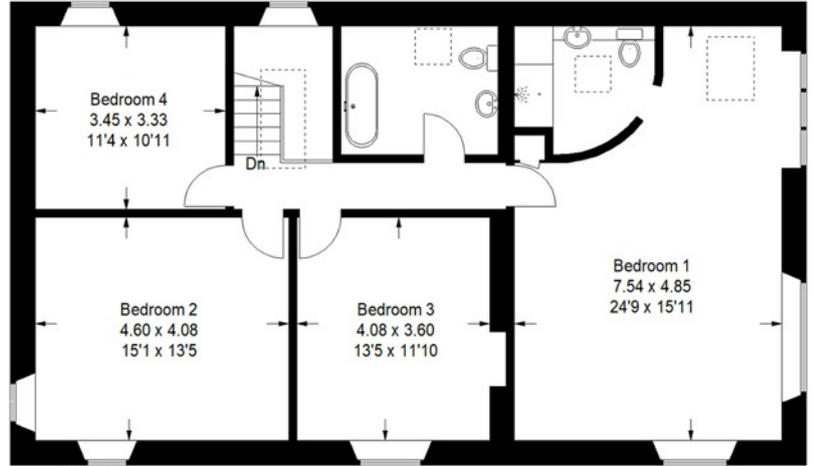
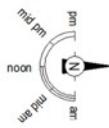
015242 74445
 sales@davis-bowring.co.uk
 www.davis-bowring.co.uk

davis & bowring

estate agents

Low Dyke House, Eldroth, Austwick, LA2 8AG

Approximate Gross Internal Area = 245.6 sq m / 2644 sq ft
 Store = 4.5 sq m / 48 sq ft
 Total = 250.1 sq m / 2692 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2021 (ID 788244)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epca.gov.uk			

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