

THE THACK AND LAND AT AIREBRIDGE

Bell Busk, Near Skipton, BD23 4DT

In an elevated, rural position and enjoying splendid views across open countryside, a detached farmhouse with an attached barn and farmland.

Available as a whole or in two lots.

LOT 1: Situated at the head of a private driveway, The Thack has a sitting room, a dining kitchen with Aga, ancillaries, five double bedrooms and five bath/shower rooms. The attached barn offers huge potential to extend into the current accommodation or create a further dwelling (subject to consent). Delightful gardens and excellent parking provision along with paddocks which flank the driveway. In all about 10.65 acres (4.31 hectares). **Guide price: £925,000**

LOT 2: The land at Airebridge extends to c. 105.24 acres (45.60 hectares) of pasture and upland grazing land. **Guide price: £420,000**





Welcome to **THE THACK AND LAND AT AIREBRIDGE**

Bell Busk, Near Skipton, BD23 4DT

Situated just outside the Yorkshire Dales National Park, in a private and secluded yet highly accessible setting, The Thack and land at Airebridge is surrounded by beautiful open countryside and enjoys some splendid far reaching views.

Nearby **Hellifield** (3.1 miles) has a village shop, doctor's surgery, post office, pub, primary school and two churches.

Long Preston, known as the 'Gateway to the Dales' being 5 miles distant, is an attractive village with primary school, pubs, a post office, village shop and village hall.

The market town of **Skipton** (8 miles) - here you'll find a great selection of local amenities; a bank, churches, the Post Office, supermarkets, doctors' and dentists' surgeries, independent retailers and lovely places to eat and drink.

There are primary and secondary schools in Settle and Skipton. Independent schools are at Giggleswick, Skipton and Clitheroe.

For those keen on outdoor life, the property is close to The Yorkshire Dales and, along with the Lake District National Park and the nearby Forest of Bowland (an Area of Outstanding Natural Beauty), this is an area where the outdoors can really be embraced. Surrounded by nature and wildlife, where walks including the Three Peaks, cycle routes, riding and caving are all at hand. Overlooking its own lake and nestled on a 1400 acre estate, Coniston Cold Hotel, Country Estate and Spa is just over a mile away and offers award winning dining, excellent conference and meeting facilities, as well as a wide range of activities including shooting, off-road driving, archery and fishing. **How wonderful to have all of this on your doorstep!**

Locals often commute to Leeds **by train** from Hellifield and there are stations on the scenic Settle to Carlisle railway at Settle and Giggleswick. **For travel by car:** Settle - 9.5 miles, Skipton - 6.5 miles and Leeds - 33.1 miles and **for jetting off**, Leeds Bradford Airport is 25.9 miles distant with Manchester Airport, 59.9 miles away.

To find the property - head east along the A65, towards Skipton. On entering the village of Coniston Cold, turn left signposted Bell Busk/Malham. Continue past the church and under the railway bridge. Turn right and over the bridge and immediately right again onto Mark House Lane. The drive to The Thack is the second on the left.

///what3words reference: zones.automatic.stops







Privacy and seclusion yet easily accessible

Escape from the hustle and bustle of modern day life to Bell Busk, a quiet rural hamlet located on the southern end of Malhamdale, surrounded by beautifully scenic countryside and close to where the River Aire meets Otterburn Beck.

LOT 1 - THE THACK

HIGHLIGHTED RED ON THE SALE PLAN

Set in a private and secluded setting, The Thack is a substantial stone and slate character former farmhouse with well-proportioned, flexible accommodation. With a gross internal area of c. 2000 sq ft (185.80 sq m) excluding the attached barn.

Let us take you on a tour...

Come on in through the original farmhouse door into the **entrance hall** with a tiled floor and understairs cupboard. There is a spacious **sitting room** with wood burning stove, a **study** and a **dining kitchen** with Shaker style base and wall units and granite worktops, a two oven Aga set in a tiled recess, integral appliances and a Belfast sink. French windows lead out of the dining kitchen onto a south facing seating terrace. Backing up the kitchen is a practical and useful **utility room** with wood base units, a Belfast sink and space for white goods.

There are **five double bedrooms and five bath/shower rooms**; en suite bedroom 5 is to the ground floor, and to the first, are three double bedrooms, bedroom 1 being en suite. There is also a good sized three piece house bathroom and separate shower room. Accessed via a separate staircase off the sitting room is bedroom 2 with en suite. All of the bedrooms enjoy splendid views across the open countryside.

In addition, there may be an option to purchase some of the contents of the farmhouse by way of separate negotiation.



ATTACHED BARN

An attached double height barn (gross internal area c. 691 sq ft [64.2 sq m]) with huge potential to convert into a separate dwelling or incorporate into the existing accommodation (subject to the relevant consents) to create one extensive property.

GARDENS AND GROUNDS

A private driveway, flanked by paddocks on both sides opens up to a large parking area with turning circle. Wrapping around The Thack are generous enclosed gardens with lawn, well-stocked borders and seating area to the south. In addition, there are two stone outhouses.

Of interest to those with an aspiration to own a smallholding, land for equestrian use or for diversification projects, two paddocks lie to the south of The Thack c. 9.85 acres (3.99 hectares) enclosed by post and rail fencing. Part of the land is subject to a Farm Business Tenancy (FBT) agreement which expires on the 1 April 2025. Further detail is available from the selling agents.



LOT 2 - LAND AT AIREBRIDGE

HIGHLIGHTED GREEN ON THE SALE PLAN

The land at Airebridge extends to approximately 105.24 acres (45.60 hectares) of pasture and upland grazing land. The land is predominantly in a ring fence and is enclosed by dry stone walls and livestock fencing.

The land rises from around 150m to 180m to the fields to the north of the land at Airebridge.

The land is classified Grade 5 under the MAFF Provisional Agricultural Land Classification. The land benefits from a natural water supply. A bridleway crosses through part of the land.

The land is also subject to two Farm Business Tenancies (FBT) agreements which expires on the 1 January 2025 and 1 April 2025.

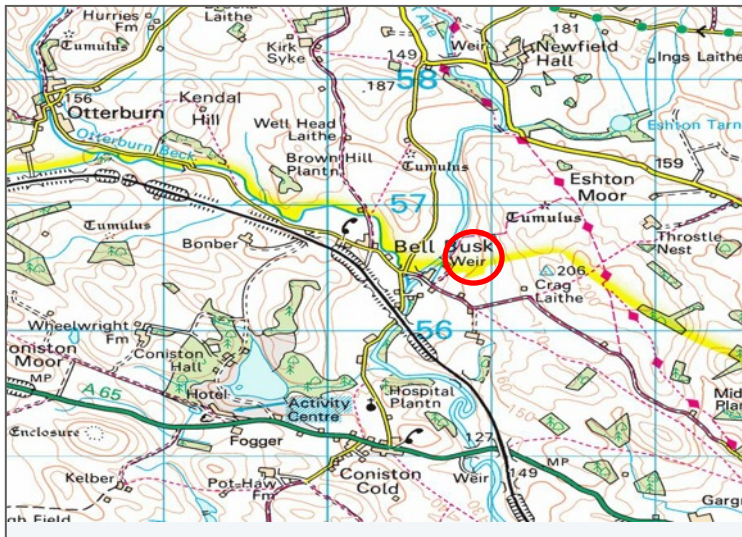
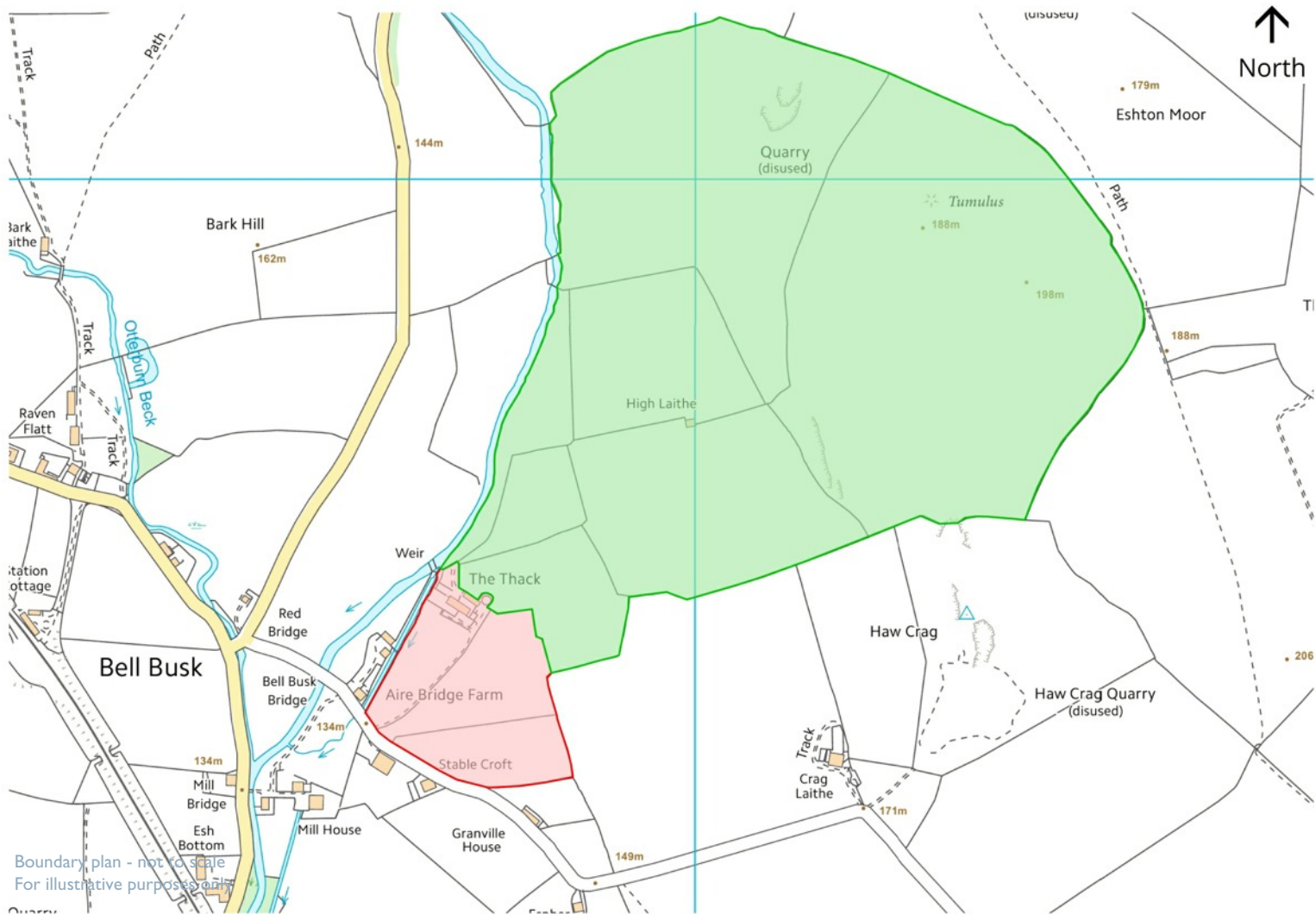
Access to the land is via the driveway through Lot 1. In the event that Lot 2 is sold separately to Lot 1, Lot 2 will benefit from a right of access along the driveway. Further detail is available from the selling agents.



Services and specification

- Mains electricity and water
- Private drainage to a septic tank located within the property's boundaries
- Oil fired central heating
- Broadband connection available
- Wood burning stove in the sitting room





The finer details

Local taxation

The property is not currently banded for Council Tax purposes - further information is available from the local authority.

Local Authority

North Yorkshire Council www.northyorks.gov.uk

Please note

- All fitted carpets, curtains, blinds, curtain poles, light fittings and integral white goods are included in the sale
- There is a bridleway along the driveway to The Thack and into the land at Airebridge.

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.

The Thack, Bell Busk, BD23 4DT

Approximate Gross Internal Area = 185.8 sq m / 2000 sq ft

Barn = 64.2 sq m / 691 sq ft

Total = 250.0 sq m / 2691 sq ft

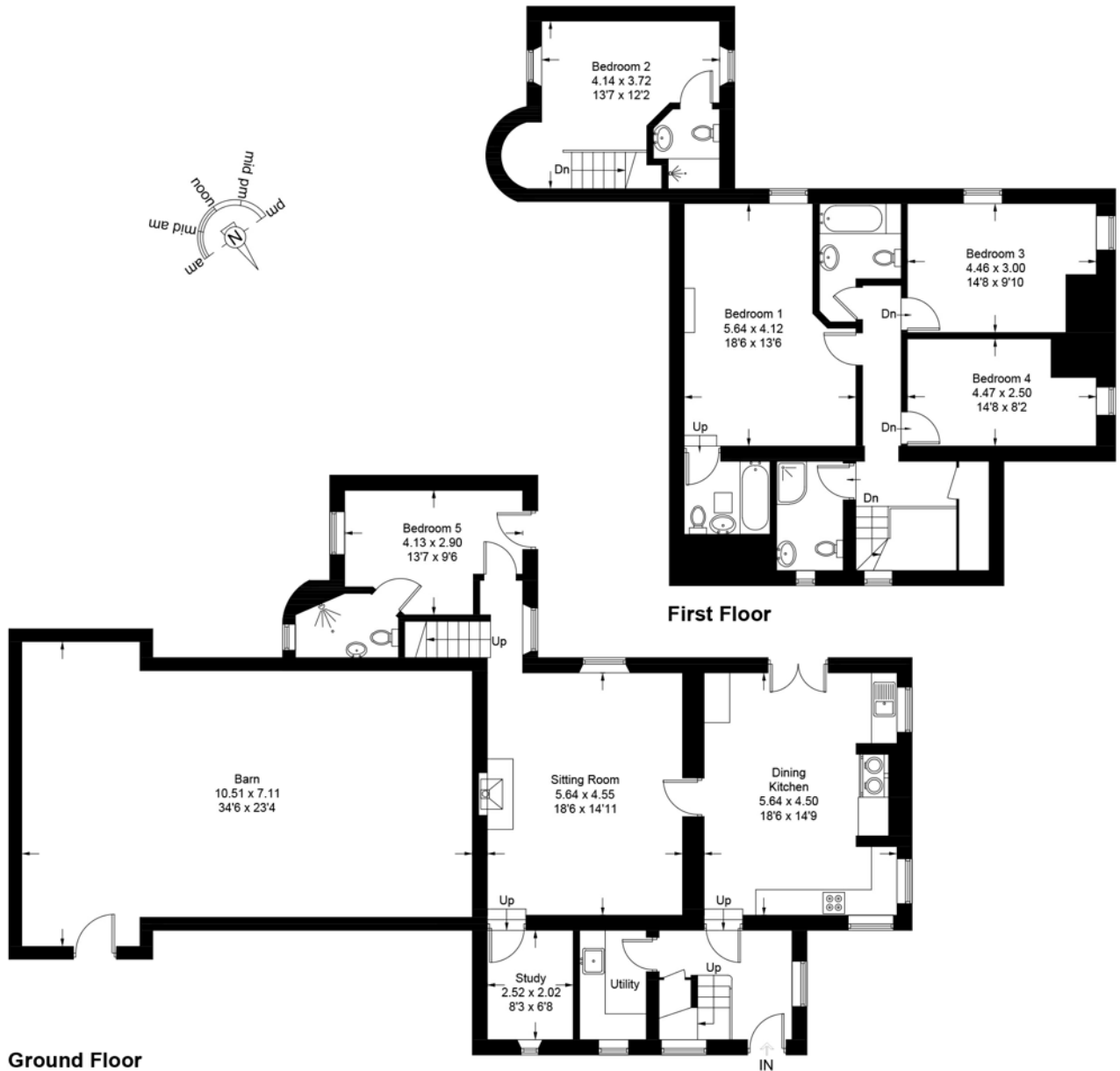


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID993702)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epca.gov.uk		

IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.