

FOGGA CROFT

£550,000

Coniston Cold, near Skipton, BD23 4EA

In a former farmstead setting, just off the A65, a stone and slate cottage and detached barn, now combined to create one spacious detached property.

Currently run as a successful holiday let, the well maintained property has a flexible layout over two floors with an 'L' shaped sitting/dining room, dining kitchen, utility room and cloakroom as well as two en suite bedrooms to the ground floor. To the first floor, there are four bedrooms, two being en suite, a house bathroom and separate shower room. Excellent parking provision and gardens with lawns, seating terraces and hot tub. Adjoining the property to the west is a paddock, c. 1.43 acres (0.58 hectares).

Available separately are Lot 2, a detached farmhouse, ready for complete refurbishment and Lot 3, a large modern steel framed building.

In a highly accessible location, close to The Yorkshire Dales Park, road and rail links.





Welcome to **FOGGA CROFT**

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Here's our **TOP TEN** reasons to love **Fogga Croft**:

1. **A detached barn conversion**, c. 2318 sq ft (215.4 sq m) - formerly two properties, a cottage and an attached barn, which have recently been combined into one spacious, well maintained property with a flexible layout. The property is set in a former farmstead, just off the A65.
2. **Come on in...** the entrance is open to the apex and is open to the L-shaped sitting/dining room. The galley kitchen is fitted with base and wall units, integral appliances and has space for a table and chairs and double opening glazed doors to outside. There is also a utility room and separate cloakroom.
3. **... and so to bed** - there are six double bedrooms, two of which are on the ground floor, both with en suite shower rooms. There are four bedrooms to the first floor, two being en suite as well as a separate bathroom and shower room.
4. **Outdoor space** - there is a generous gravelled private parking and turning area for a number of vehicles to the north. A large lawned area is situated to the north and a private flagged courtyard to the south with seating terrace and an elevated terrace with hot tub.
5. **Adjoining paddock**, c. 1.43 acres (0.58 hectares), is ready for five a side matches, camping, dog agility, a small pony, your hen hut or kitchen garden dreams!
6. **Income potential** - currently a successful holiday let, the contents maybe for sale by way of separate negotiation.
7. **Coniston Cold** is a small village, situated on the A65 surrounded by open fields. Overlooking its own lake and nestled on a 1400 acre estate, Coniston Cold Hotel, Country Estate and Spa is on the doorstep 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.
8. Nearby are the villages of **Hellifield** (2.5 miles) with a village shop, doctors' surgery, post office, pub, primary school and two churches and **Gargrave** (2.7 miles) with a Co-op, church, village hall and several pubs. **Long Preston**, known as the 'Gateway to the Dales' being 4.5 miles distant, is an attractive village with a primary school, pubs, a post office, village shop and village hall.
9. **Further afield** - a larger selection of facilities can be found in the popular market towns of **Skipton** (7.1 miles) and **Settle** (8.6 miles) both with train stations (Skipton on the Airedale Line and Settle on the scenic Settle to Carlisle Line).
10. **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 and yet it remains extremely accessible.



Useful information

- Mains electricity and water
- LPG gas central heating with wood burning stove in the sitting/dining room
- Private drainage to a Klargester sewage treatment plant
- The property is not banded for Council Tax purposes. Please contact North Yorkshire Council for further information. www.northyorks.gov.uk
- Double glazed wood framed windows
- Broadband connected
- Please note the neighbouring farmhouse, Fogga Farmhouse and the warehouse are available to purchase separately

To find the property - head east along the A65, towards Skipton and before entering the village of Coniston Cold you will see Coniston Cold Hotel, Country Estate and Spa on the left hand side. The turning to Fogga Croft is on the right hand side, opposite the entrance to the hotel. Bear first right into the private parking area.

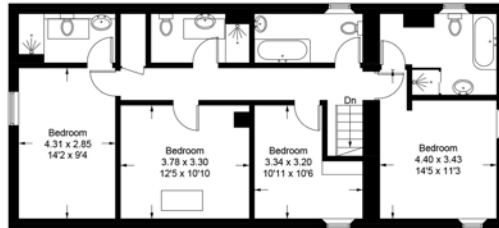
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Money Laundering

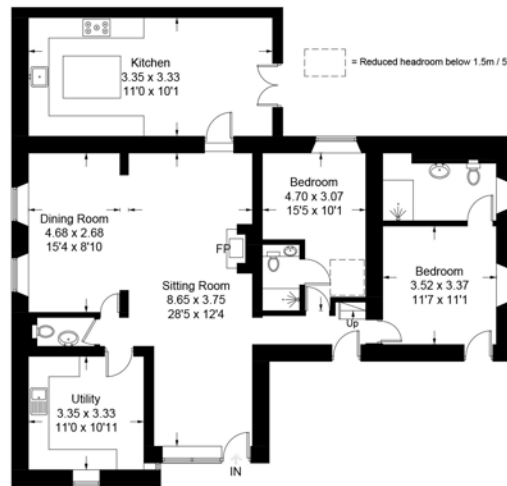
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing 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.

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Approximate Gross Internal Area = 215.4 sq m / 2318 sq ft

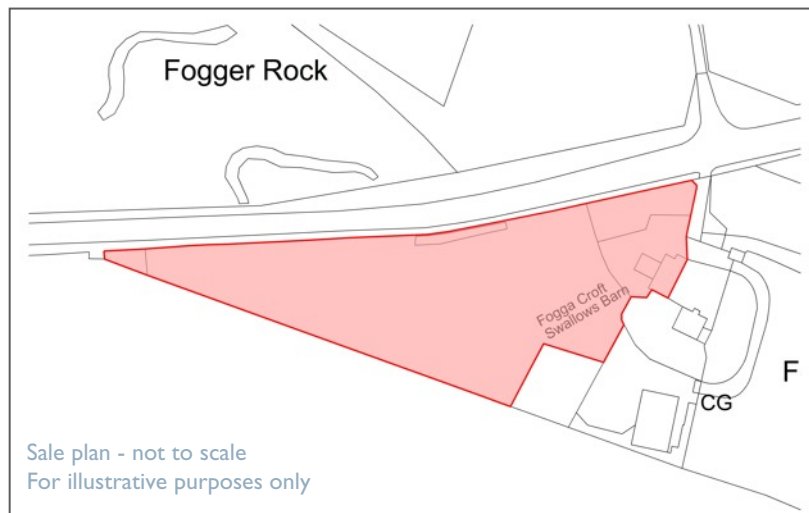


First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1067864)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcau.com			

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