

Hoodes Farm Park Lane, Cowling





Hoodes Farm

Park Lane, Cowling

BD22 0NH

Guide Price: £650,000

- **A charming two bedroomed stone farmhouse with attached stone barn with planning consent for four bedroomed house together with building plot with Planning in Principle.**
- **Additional Land available by separate negotiation.**

LOCATION

The village of Cowling is situated in the District of Craven in North Yorkshire conveniently located in between the Yorkshire/Lancashire border. The popular market town of Skipton is within a short driving distance and offers excellent facilities including shops, supermarkets, highly regarded primary and secondary schools, churches, public houses, restaurants and a golf club.

DESCRIPTION

Hoodes Farm offers a quite charming and immaculately presented two-bedroomed accommodation with a gross internal floor area of c.131.08 sqm (1,411 sqft). The property briefly comprises;

Entrance Porch, Utility Area; Kitchen/Diner; Lounge with log burning stove; Downstairs W/C; Two En-Suite Bedrooms; Attached Barn; Private Driveway; Large Lawned Garden, Spacious Yard.

Suitable for owner/occupiers with the opportunity to extend the existing accommodation subject to consent for developers seeking a quality small development.

ATTACHED STONE BARN

There is an attached stone barn which has a planning permission to create a separate four bedroom dwelling. If the barn is converted the Farmhouse loses a bedroom, shower room, utility area and store room as these are situated within the barn structure.

ADDITIONAL LAND

There is approx. 5.5 acres of meadowland which is a short distance from the subject property and available by separate negotiation.



Keighley: approx. 7 miles

Skipton: approx. 8 miles

Leeds: approx. 28 miles

Manchester: approx. 38 miles

PLANNING

There is planning permission under reference ZA25/26959/FUL in place for the demolition of existing agricultural storage buildings and conversion of barn to form a four bedroom dwelling. There is also Permission in Principle under reference ZA25/26626/PPP for the construction of one dwelling. Further details of the applications are available on our website.

TENURE

The property is held freehold and vacant possession will be given upon completion.

SERVICES

Mains electricity and water are installed. Drainage is to a private septic tank and the property benefits from an oil fired central heating system.

EPC

The EPC rating is E (44).

COUNCIL TAX

Hoodes Farm is in Council Tax Band 'C'. The normal charge for Band C properties in Cowling, North Yorkshire for 2025/2026 is £2,181.52. For further details please visit the North Yorkshire Council website.

WHAT3WORDS

[///preoccupied.adhesive.proud](https://www.what3words.com/#!/preoccupied.adhesive.proud)

VIEWING, OFFERS AND ENQUIRIES

The property may be viewed by prior arrangement with the Selling Agents WBW Surveyors Ltd. Hoodes Farm is available for sale with a Guide Price of £650,000. To make an offer or for further information please contact Michael Beech or Rachel Atkinson on 01756 692900 or by email;

michael.beech@wbwsurveyors.co.uk
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