



## Piper Head Farm, Cowling, North Yorkshire, BD22 0NS

Set on the edge of Cowling village amidst lovely, mature landscaped gardens, offering five bedroom accommodation of considerable presence – significantly upgraded by the present owners and with many of the rooms enjoying views to some of the area's most stunning open countryside. With a private driveway and ample parking along with garaging, stable block and surrounded by 7 acres of grazing land. Finished to the highest of standards this property must be seen.

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## Piper Head Farm, Cowling, North Yorkshire, BD22 0NS

Harrogate 32 miles, Skipton 9 miles, Leeds 24 miles (all distances approximate)

**Guide Price: £1,150,000**

### Accommodation

- **Five bedroom family home dating from 1699**
- **Fabulous uninterrupted views**
- **Meticulous presentation throughout**
- **Accommodation over three floors**
- **Private driveway, double garage and stables**
- **Set in 7 acres of land**
- **Amazing dining kitchen**

### General Remarks

On entering the property through into the spacious entrance porch with stone flagged flooring, flowing into the grand entrance hall. This area includes many character features such as beautiful exposed stonework, revealed timbers and deep stone window sills, staircase leading to the first floor, further sitting area with the feature of a wood burning stove, access to the downstairs w.c. with two piece suite in white comprising of a hand wash basin and low flush w.c., as well as access to the separate cloakroom providing further storage.

The living room is well proportioned with woodburning stove set in a stone fireplace, wood flooring, exposed beams and stunning views of the nearby open countryside through the picture window. The dining room, again of a great size, is also situated on the ground floor with wood flooring, exposed stonework and window looking out to the private garden. Following the property through to the dining kitchen, which has been considerably upgraded by the present owners, including an array of base and drawer units with wooden worktops over, Belfast sink and drainer, boiling water tap, an electric range cooker, integrated dishwasher, breakfast island with granite top and base units, stone flooring, exposed stonework/beams and door leading to the pantry which offers access to the rear garden. Off the kitchen, is the open plan family area with Velux window allowing for natural lighting and access down to the utility room, again with Velux window, plumbing for a washing machine and dryer, base, wall and drawer units, sink and drainer, w.c. with a two piece suite comprising of a hand wash basin and low flush w.c., as well as access to the rear garden.



To the first floor landing, providing access to all five double bedrooms. First, the master bedroom with dual aspect windows providing exquisite views overlooking the front garden and beyond, exposed beam, wood flooring and the feature of a walk in wardrobe. The en-suite offers a corner shower cubicle, modern roll top bath, wash hand basin with vanity unit below, low flush w.c., tiled walls and flooring and electric underfloor heating. Bedroom's two and three are located to the rear of the property, both offering long distance views and 'Jack and Jill' bathroom separating the two rooms. This extremely well presented bathroom includes a P shaped bath with rainfall shower over, low flush w.c., hand wash basin with vanity unit below, partially tiled walls, towel rail and window to the rear. The final two double bedrooms are to the far side of the property, as well as the house bathroom, which has been upgraded to the highest of standards, includes a large modern roll top bath, wet room style shower, low flush w.c., bidet, two hand wash basins, towel rail, extractor fan, tiled flooring, exposed beam and electric underfloor heating.

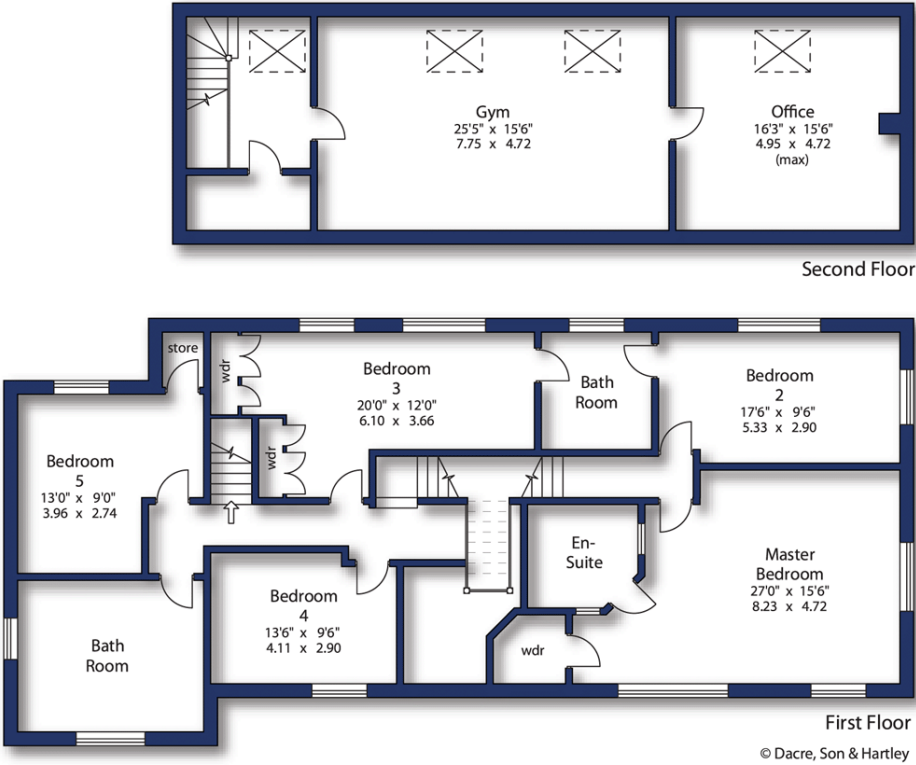
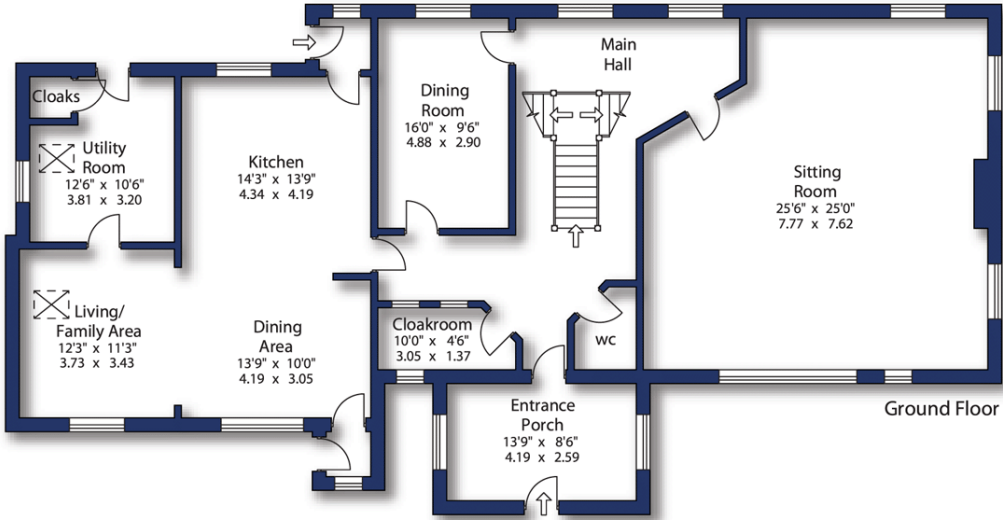
The second floor, has been crucially renovated by the present owners making this entire floor more useable. The landing includes Velux window and useful eaves storage room, then through into the large room currently set up as a Gym, with eaves storage to both sides as well as two Velux windows. Off this room, the vendors currently have this room set up as a working from home office space, including Velux window and eaves storage to both sides.

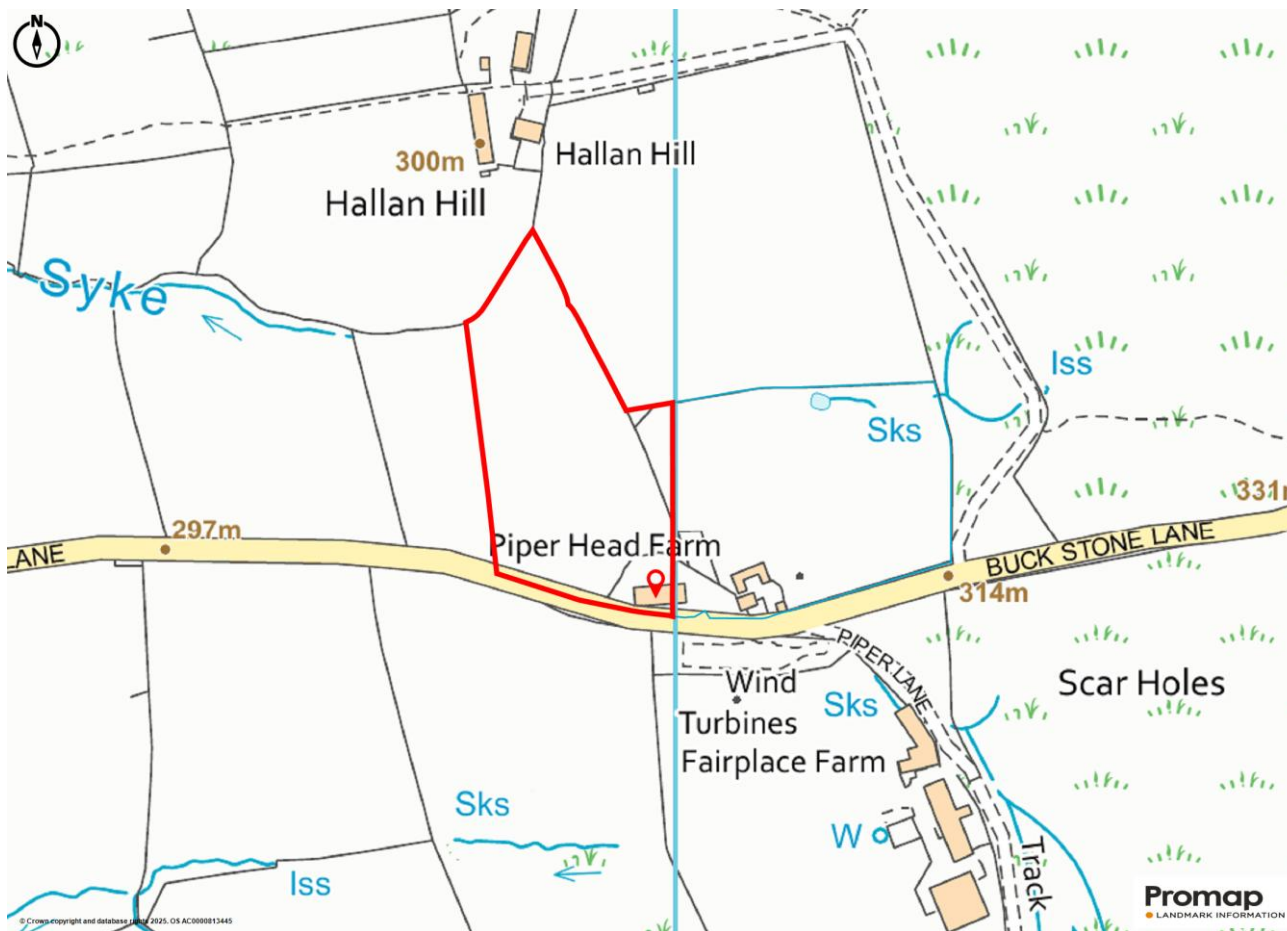






Floorplans





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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 92+       |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 69 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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## Directions

Proceed through Cowling village in the direction of Colne and at the top of the village, opposite the turning for Ickornshaw, turn left (signposted Oakworth Old Road), proceed past the cemetery on the right, past the cottages for about a mile, where there is a sharp left hand bend. Continue to the left and after a short distance, the property will be the first property to be seen on the left hand side.

What3Words should.gurgled.spotted

## Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band D

## Tenure, Services & Parking

- Freehold
- Mains electricity is installed. Drainage is via a septic tank. Water supply is via a private water supply. Domestic heating is from an oil-fired boiler.
- Private parking and a double garage are on site.

## Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

## Flooding

[Check for flooding in England - GOV.UK](#) indicate the long term flood risks for this property are: - Surface Water - Very low; Rivers & the Sea - Very low; Groundwater - Flooding from groundwater is unlikely in this area; Reservoir - Flooding from reservoirs is unlikely in this area.

## Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

## Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

## Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any

