



Mere Syke Farm, Wigglesworth, Skipton, BD23 4SN

Straddling the Yorkshire & Lancashire Border, Mere Syke Farm offers an impressive and versatile portfolio of properties in a delightful setting amounting to circa 2.7 acres of gardens and woodland with outbuildings : MERE SYKE FARM - a three bedroom family home (over 1500 sqft) GRAYDON COTTAGE - a two bedroom holiday cottage (over 800 sqft) ADAIR COTTAGE - a two bedroom holiday cottage (over 800 sqft) SUMMERFIELD BUNGALOW - a self-contained two bedroom annexe (600 sqft).

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9EX

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Clitheroe 11 miles, Skipton 15 miles, Leeds 41 miles (all distances approximate)

Guide Price: £1,295,000

General Remarks

Mere Syke Farm is Set within approximately 2.7 acres of land; including gardens, stream and low lying rough grazing, Mere Syke Farm could suit an array of purchasers depending on their individual interests. Within the last 10 years the site has been vastly developed and this intriguing group of properties now offers the opportunity for multi-generational occupation, a valuable stream of holiday home income or home business use to suit the needs of the new owners.

The main residence Mere Syke Farm is a three bedroom property, comprising, utility room, three bedrooms (master en suite) and wet room to the ground floor. At first floor level is an impressive open plan living area fitted with a bespoke kitchen which includes many integrated appliances.

Attached to Mere Syke Farm is Graydon Cottage. A two bedroom holiday cottage; comprising living room with wood burning stove, modern kitchen/diner fitted with a range of bespoke wall and base units including Belfast sink, integrated fridge, dishwasher, washing machine, electric oven and hob with extractor over. To the first floor are two double bedrooms both with contemporary en suites.

Attached to Graydon Cottage is Adair Cottage. Another impressive two bedroom holiday cottage. comprising living room with wood burning stove, modern kitchen/diner fitted with a range of bespoke wall and base units including Belfast sink, integrated fridge/freezer, dishwasher, washing machine, double Stoves electric oven and induction hob with extractor over. To the first floor are two double bedrooms both with contemporary en suites. Graydon Cottage and Adair Cottage are accessed via a separate driveway.

To the rear of Mere Syke Farm and again accessed via the separate driveway lies Summerfield Bungalow; a self-contained bungalow; ideal for guest or dependant relative accommodation and comprising an open plan living kitchen, two double bedrooms and shower room. The property has its own parking area, underfloor heating and private garden.

There is an extremely useful laundry room and office, with ample storage which is accessed from the parking area of Mere Syke Farm.



IN RECENT YEARS A REGULAR RENTAL INCOME STREAM HAS BEEN DERIVED FROM GRAYDON COTTAGE ADAIR COTTAGE - FURTHER DETAILS AVAILABLE ON REQUEST.

Externally mature gardens have been dramatically landscaped over the years. All four properties have their own private parking areas and gardens including patio and lawned areas. Beyond the gardens lawns and woodland area have been connected by cleverly designed pathways - the total site area amounts to 2.7 acres or thereabouts.

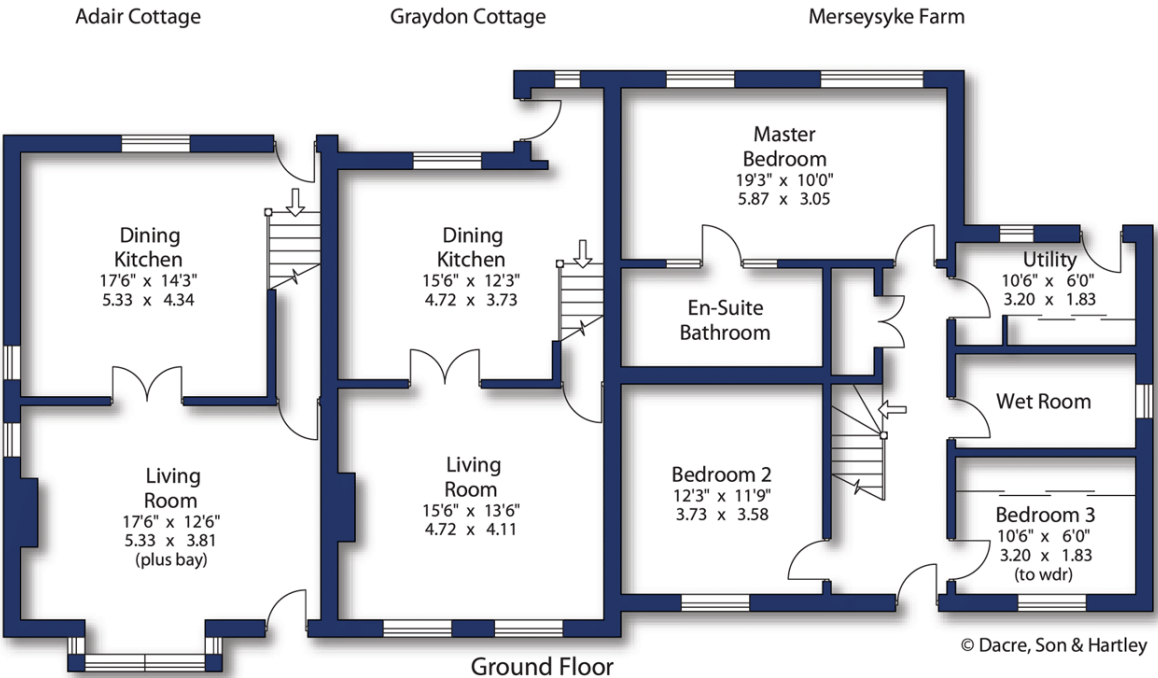
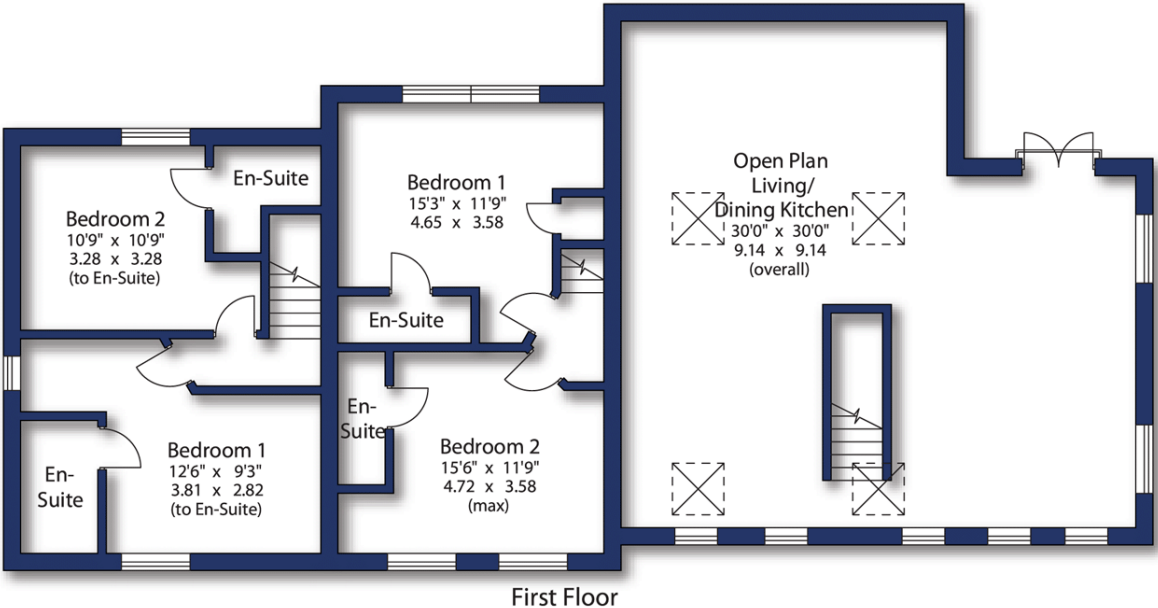
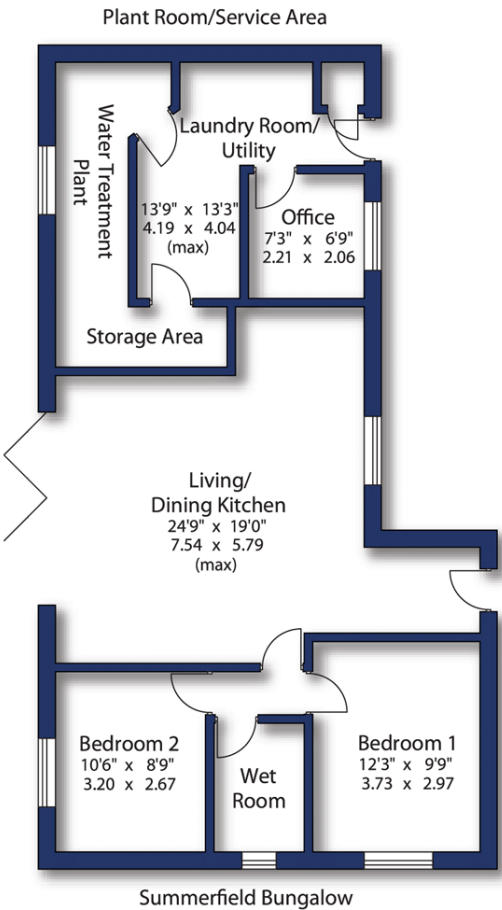
Mere Syke Farm is set amidst scenic, Ribblesdale countryside approximately 1.5 miles from the picturesque village of Wigglesworth. The market towns of Settle and Clitheroe are within some 6.5 and 11 miles respectively and there is a railway station at Long Preston some 4.5 miles from the property. This property has the benefit of a rural situation but also quite accessible for commuting to many North and West Yorkshire plus East Lancashire Business Centres with access via Gisburn and Clitheroe to the M6 and the motorway network. The property is easily accessible to very good schools in Settle and Clitheroe.





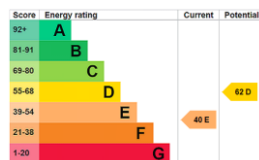


Floorplans





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01729 823921

settle@dacres.co.uk

Directions

From Settle turn off the by-pass sign posted Rathmell. Continue through Rathmell and beyond towards Wigglesworth. At the T junction in Wigglesworth turn right. Proceed on this road taking the left fork signposted Clitheroe. Follow this road for approximately 1.5 miles and Mere Syke Farm will be found on the left hand side of the road just after a left hand bend in the road.

What3Words signs.outsmart.unscrew

Local Authority & Council Tax Band

- Ribble Valley Borough Council
- Council Tax Band D – Business rates on the holiday cottages

Tenure, Services & Parking

- Freehold
- Heating from Air source heat pumps. Private borehole. Private septic tank
- Private parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

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 £26.10 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 such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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