FISHER HOPPER
ESTATE AGENTS

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Bridge House Barn Austwick, LA2 8BY

Offers In The Region Of £868,150

Bridge House Barn is a spacious and characterful barn conversion completed in 2001 and in the picturesque village of Austwick, offering flexible accommodation ideal for multi-generational living.

Set within a generous plot with stunning countryside views, the property features a large kitchen dining room with vaulted ceilings, a cosy sitting room, home office, and five en-suite bedrooms.

An annexe adds further versatility, while outside there is ample parking, a lawned garden, and a patio perfect for outdoor enjoyment.

Property Description

A substantial and characterful Yorkshire Dales barn conversion completed in 2001 with flexible annexe accommodation, generous parking, beautiful countryside surroundings and far-reaching views.

Set in the sought-after village of Austwick, Bridge House Barn is an exceptional and highly versatile five-bedroom home offering a wonderful combination of traditional character, generous living space and modern family accommodation.

Originally a traditional barn, the property retains a wealth of character including exposed beams and stonework, while offering spacious and flexible accommodation arranged over two floors.

At the heart of the home is the impressive vaulted kitchen and dining space, creating a fantastic room for family life and entertaining. The kitchen features an AGA and enjoys the character and scale that make this such a distinctive home.

The principal living accommodation includes a welcoming sitting room with exposed stonework, feature fireplace and multi-fuel stove, alongside a dedicated home office and a range of further flexible reception and bedroom spaces.

A particular feature of the property is the versatile annexe accommodation, providing an additional sitting room/bedroom, bedroom and Jack and Jill bathroom. This offers excellent flexibility for multigenerational living, visiting family and friends, older or younger family members, working from home or other uses depending on the purchaser's requirements.

The property benefits from five bedrooms and five bathrooms, providing an unusually generous level of accommodation for a rural property of this type.

Outside, there is generous parking for approximately five to six vehicles together with garden and patio areas, all set against the beautiful backdrop of the Yorkshire Dales.

Austwick is a highly desirable Dales village with a strong community and excellent access to some of the area's most celebrated countryside. The property is ideally positioned for enjoying the Three Peaks, Settle and the wider Yorkshire Dales, while also offering convenient access to the A65 and surrounding towns.

Bridge House Barn offers a rare combination of character, scale, flexibility and location, making it an ideal home for those looking for a substantial rural property with genuine versatility.

Property Information

Tenure: Freehold
EPC Rating: D
Council Tax Band: G
Services: Mains water, drainage and electric, oil central heating.

Austwick

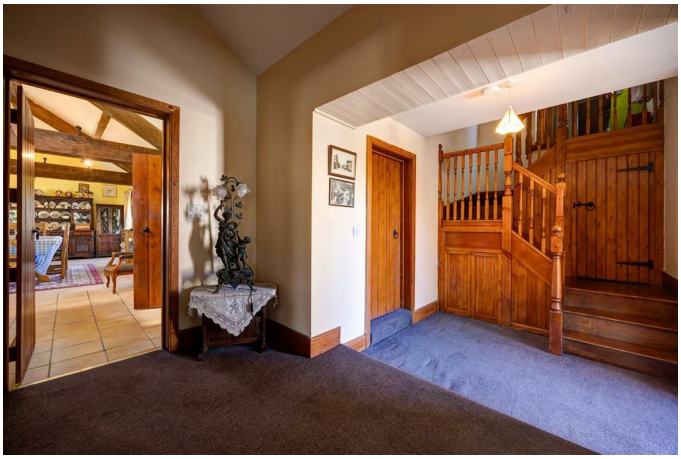
Austwick is a highly desirable village located on the western edge of the Yorkshire Dales National Park. This charming community boasts a well-regarded primary school, a welcoming pub, and a village store, all set within a picturesque landscape ideal for outdoor enthusiasts. Surrounded by breathtaking countryside, Austwick offers an abundance of scenic walking routes, with standout natural landmarks such as the Norber Erratics and Ingleborough—one of the iconic Yorkshire Three Peaks.

The village benefits from excellent transport links via the A65, providing easy access to the nearby market town of Settle. Here, residents can enjoy a wide range of amenities, including shops, pubs, and restaurants. Settle is also home to a Booths supermarket, a railway station on the renowned Settle–Carlisle line (with direct connections to Leeds), and Settle College, which offers outstanding secondary education.

Beyond the Yorkshire Dales, Austwick is ideally positioned for exploring other areas of natural beauty. The Lake District and the Forest of Bowland are both within easy reach, offering countless opportunities for memorable days out in spectacular surroundings.

Ground Floor

Entrance Hall



Fitted carpet, radiator, staircase to first floor.

Office

Fitted carpet, radiator, exposed beams, heritage Velux window, timber framed double glazed window to front aspect.

Bedroom One



Fitted carpet, two radiators, exposed beams and trusses, two timber framed double glazed windows to front and side aspects.

Ensuite Shower Room





Tile effect vinyl flooring, heated towel rail, wash basin, toilet, shower cubicle, timber framed double glazed window to side aspect.

Sitting Room



Fitted carpet, radiator, multi fuel stove with exposed stone fireplace, exposed beams, timber framed double glazed feature windows to front and rear aspects.

Open Plan Kitchen/Diner

Kitchen



Tiled flooring, radiator, oil fired AGA, country style painted cupboards, double Belfast sink, electric range cooker, integrated dishwasher, microwave, pantry cupboard including storage and full size fridge, exposed trusses and beams, heritage style Velux window, timber framed double glazed window with textured glass, pair of timber framed double doors to rear court yard.

Dining Area



Fitted carpet, radiator, timber framed double glazed window to rear aspect.

Utility Room
Tiled flooring, plumbing for washing machine, space for fridge and freezer, exposed trusses and beams.

Rear Porch/Boot Room
Tiled flooring, boiler cupboard, timber and glazed door to rear aspect.

Annex

Sitting Room/Bedroom



Fitted carpet, radiator, open fire with tiled fire surround and wooden mantel, exposed beams, timber framed double glazed windows to rear and side aspects.

Bedroom Two



Fitted carpet, radiator, fitted wardrobes, exposed trusses and beams, timber framed double glazed window and door to front court yard.

Ensuite Bathroom
Jack & Jill bathroom with wood effect flooring, roll top bath with chrome feet, wash basin, toilet, shower cubicle.

First Floor

Landing
Fitted carpet, radiator, timer framed double glazed window with views.

Bedroom Three



Fitted carpet, radiator, loft access, timber framed double glazed window to rear aspect.

Ensuite Shower Room
Varnished floor boards, heated towel rail, wash basin, toilet, corner shower cubicle, timber framed double glazed window.

Bedroom Four



Fitted carpet, radiator, timber framed double glazed window to front and side aspects.

Ensuite Shower Room

Varnished floor boards, heated towel rail, wash basin, toilet, corner shower cubicle, timber framed double glazed window.

Bedroom Five

Fitted carpet, radiator, timber framed double glazed window to rear aspect.

Ensuite Bathroom

Varnished floor boards, heated towel rail, wash basin, toilet, bath with hand shower, extractor fan, timber framed double glazed window to rear aspect.

External

Front

Gravelled courtyard parking.

Rear





Gravelled parking area, raised lawn, stone patio area.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as agents in the sale of the property, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

At the point an offer is accepted, a non refundable onboarding fee of £30.00 (inc. VAT) per person will be payable.

This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

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Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

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Fisher Hopper Ltd receives an introducers fee from:

Napthens and Taylor Rose Solicitors of £100.00 + VAT for all successful introductions.

Lakes Mortgages of £250.00 + VAT for all successful introductions.

FISHER HOPPER

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FLOOR PLANS
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

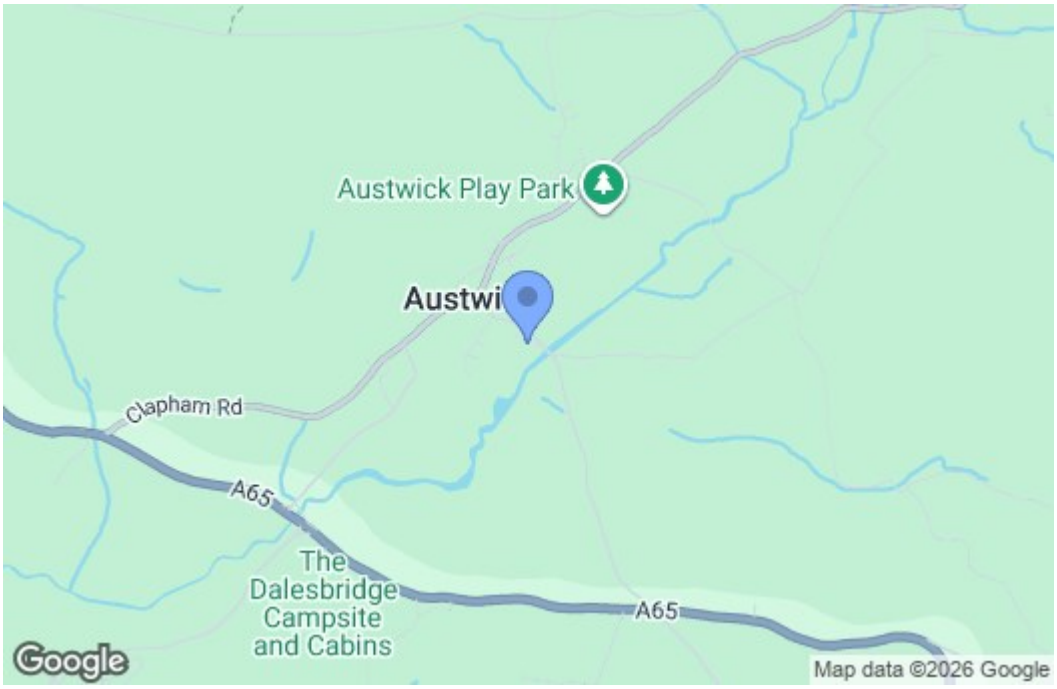
Floor Plan



TOTAL: 2977 sq. ft, 276 m2
1st floor: 2285 sq. ft, 212 m2, 2nd floor: 692 sq. ft, 64 m2
EXCLUDED AREAS: UTILITY: 20 sq. ft, 2 m2, WALLS: 205 sq. ft, 20 m2

This Floorplan Is Intended For General Reference And Illustrative Purposes Only. Measurements, Floor Areas And Orientation Are Approximate. Produced By Mo Media.

Area Map



Energy Efficiency Graph

