



Windacre Farm
Skipton Old Road | Colne | Lancashire | BB8 7EW

FINE & COUNTRY

WINDACRE FARM



Introducing a truly rare opportunity for farmers, equestrian lovers, business owners or those seeking space in a rural environment.



KEY FEATURES

Windacre farm is a small holding located on Skipton Old Road in a sheltered, rural location between Skipton and Colne. Briefly comprising a spacious stone built three-bedroom barn conversion, large steel portal framed agricultural building measuring 24m x 12m with large amounts of hardstanding, with approximately 40 acres of land, including agricultural land and woodland, and a separate building plot currently containing a lodge which has planning consent for a three-bedroom residential dwelling.

The property is suitable for a wide variety of uses including hobby farming, equestrian activities, businesses requiring storage etc.

The property has a superb rural outlook yet is close to local amenities in both Colne and Skipton with their excellent transport and communication links to both Lancashire and Yorkshire business centres and the motorway network beyond. Inspection is advised.

PROOF OF FUNDING REQUIRED PRIOR TO VIEWING

Approached by a private driveway leading to extensive parking and hardstanding area Windacre farm is a super rural property which provides huge flexibility and excellent facilities.

The property has a superb blend of modern design and facilities yet with its exposed beams and period features, this property offers a unique living experience that will appeal to many.

The property briefly comprises: -

Entrance door leading to: -

Family dining kitchen finished in a galley style with space for appliances and dining area to one end.

Double doors to living room with large barn window to the rear garden and wood burning stove set within a modern fireplace.

Door to study and door to central hallway with staircase to first floor.

Separate ground floor W.C.

Access from the hallway to a generous lounge.

















KEY FEATURES

To the first floor: -

Central landing area.

Master bedroom, open to Eaves with a spacious feel, window forming the top of the barn window and lovely views up the valley.

Ensuite bathroom.

Bedroom 2 a double room with Velux roof windows and ensuite bathroom.

Bedroom 3 a double room with Velux roof window and ensuite shower room.

Separate laundry room which also houses the boiler.















KEY FEATURES

The property is set within an impressive 40 acres of agricultural land and woodland, allowing for endless possibilities and potential.

Additionally, there are outbuildings that include a large steel portal framed barn which is attractively clad in stone and timber up to roof level. Internally this building has an excellent flat concrete floor, electric light, and power as well as a water supply and internal storage.







Separately within the grounds there is a mobile home occupying which has planning consent for a residential dwelling not tied to the farm which could be sold separately. Planning application Ref. 22/0664/OUT is available to view on the Pendle Borough Council website.

One of the standout features of this property is its outstanding views across the valley. Immerse yourself in the breath-taking beauty of the surrounding landscape, where rolling hills and lush greenery provide a tranquil backdrop for everyday living.

Colne with all its facilities is a short drive away as is Skipton, thereby allowing for excellent access to both Lancashire and Yorkshire business centres, road and rail networks and airports.

Windacre Farm

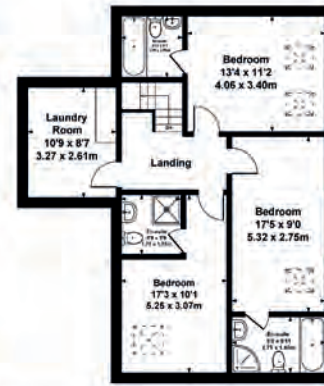
Approximate Gross Internal Area
 House : 1636 sq ft - 152 sq m
 Barn : 3078 sq ft - 286 sq m
 Total : 4714 sq ft - 438 sq m



BARN



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Council Tax Band: F
 Tenure: Freehold



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