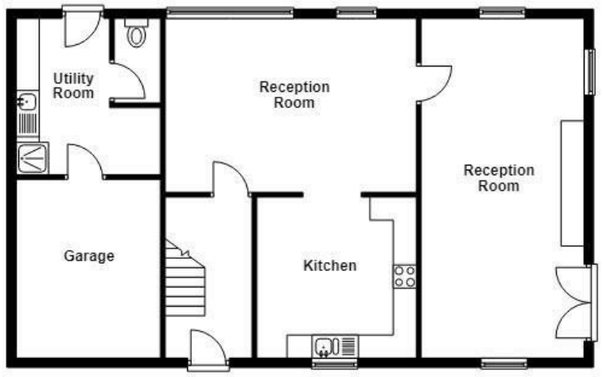
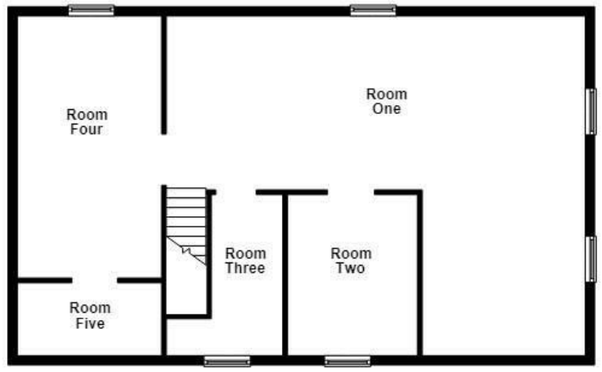
Keenans

Ground Floor



First Floor











Coolam, Tosside, BD23 4SD

£350,000

A RARE DEVELOPMENT OPPORTUNITY IN A STUNNING LOCATION

A rare opportunity to acquire a traditional stone property with planning permission to create a substantial family home, occupying a stunning rural position within approximately six acres of land in the sought-after village of Tosside.

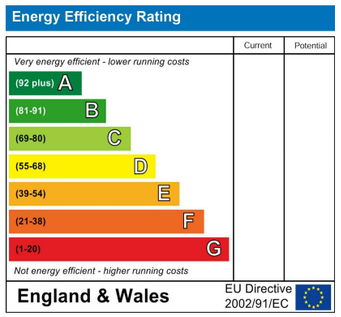
Set amidst beautiful open countryside with far-reaching views, the property offers exceptional potential for those looking to undertake a comprehensive renovation and create a bespoke home in a peaceful yet well-connected location. Positioned between Clitheroe and Settle, the property provides excellent access to both the Forest of Bowland National Landscape and the Yorkshire Dales National Park, making it an ideal setting for those seeking a rural lifestyle with access to two of the North's most celebrated landscapes.

Planning permission has been granted for the conversion of the existing building into a family residence. Whilst some initial works have commenced, the property remains largely a blank canvas, allowing purchasers the opportunity to complete the project to their own specification, subject to complying with the relevant planning permissions and building regulations.

Prospective purchasers should be aware that the property requires substantial renovation and redevelopment. The extent of the works should be carefully considered before arranging a viewing, as this is not a property suitable for immediate occupation and will appeal primarily to developers, builders or buyers seeking a significant restoration project.

The surrounding land extends to approximately 5.78 acres and provides excellent scope for those looking for a lifestyle property with gardens, paddocks or smallholding potential, subject to any necessary consents.

Properties offering this combination of planning consent, acreage and location are rarely available, presenting an outstanding opportunity to create a truly individual home in an exceptional countryside setting.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Coolam, Tosside, BD23 4SD

£350,000

4 0 0

- Tenure Freehold
- Off Road Parking
- Planning Permission Has Been Granted To Convert Existing Building (STPP)
- Council Tax Band C
- Development Opportunity With Viewing Essential
- Enviable Countryside Views
- EPC Rating Exempt
- In Need Of Renovating
- Sought After Location

Ground Floor

Entrance Hall
12'11 x 5'11 (3.94m x 1.80m)

Reception Room One
24'1 x 11'7 (7.34m x 3.53m)

Three hardwood double glazed windows, two central heating radiators, open fireplace with stone surround and wooden mantel, double hardwood double glazed doors the garden.

Reception Room Two
17'10 x 12'4 (5.44m x 3.76m)

Hardwood double glazed window, hardwood double glazed barn window, two central heating radiators.

Kitchen
11'5 x 11'4 (3.48m x 3.45m)

Hardwood double glazed window, wall and base units with laminate work surfaces, oven with a four ring gas hob and extractor hood, stainless steel one and a half bowl sink with draining board and mixer taps, wall mounted boiler, space for a fridge freezer, plumbing for a washing machine.

Utility
11'2 x 10'3 (3.40m x 3.12m)

Central heating radiator, base units with laminate work surfaces, stainless steel sink with draining board and mixer taps, plumbing for a washing machine, electric feed shower.

WC
6' x 3'2 (1.83m x 0.97m)

Garage
12'8 x 10'3 (3.86m x 3.12m)

First Floor

Room One
30' x 24'1 (9.14m x 7.34m)

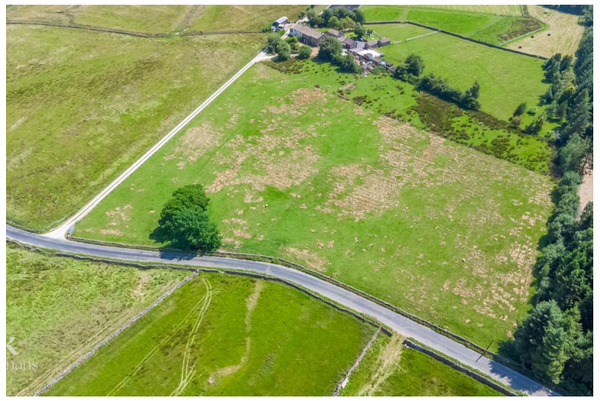
Room Two
11'2 x 9'3 (3.40m x 2.82m)

Room Three
11'2 x 5'2 (3.40m x 1.57m)

Room Four
18'7 x 10'3 (5.66m x 3.12m)

Room Five
10'3 x 6'7 (3.12m x 2.01m)

External
Garden to the front of the property with mature plants. Approximate six acre total curtilage with a field location to the front of the main house.










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