



Browns Farm Cold Cotes, LA2 8HZ

Offers Over £700,000

Browns Farm is a charming double-fronted farmhouse on the southern edge of the Yorkshire Dales, enjoying an elevated position with stunning views across open countryside and the Forest of Bowland. Set within generous grounds, it includes stables, a paddock, mature gardens, and ample parking, making it ideal for those seeking a rural lifestyle with space to grow.

Full of character, the interiors retain original features such as a stone fireplace, mullioned windows, and exposed beams. The warm and inviting kitchen diner serves as the heart of the home, while the cosy sitting room provides a perfect spot to take in the views. A walk-in pantry offers useful storage, and an additional flexible reception room makes an ideal home office or snug. Upstairs, a beautiful staircase leads to four generous bedrooms, including a principal suite with an en-suite shower room, along with a family bathroom.

The attached two-storey barn provides valuable storage and exciting potential for conversion (subject to planning). Outside, the property features two charming gardens, a private courtyard, and a paddock situated just across the lane, ideal for equestrian use, smallholding, or simply enjoying open space.

Browns Farm presents a rare opportunity to own a character-filled period home in a truly idyllic rural setting, offering both tranquillity and potential for development.

Welcome to Browns Farm, Cold Cotes

Nestled on the southern edge of the Yorkshire Dales National Park, Browns Farm enjoys an elevated position on the edge of the hamlet, offering stunning, unspoiled views across open countryside and the Forest of Bowland beyond.

This superb double-fronted farmhouse with an attached two-storey barn sits within generous grounds, including stables, a paddock, mature gardens, and ample parking an ideal setting for those seeking a picturesque country lifestyle with space to grow.

Charming, Character-Filled Interiors

Step inside through the practical boot room, which also houses a utility area and cloakroom, leading into the inner hall and the heart of the home. The kitchen diner is a warm and inviting space, full of original features, including a charming stone fireplace, mullioned windows, and exposed beams.

The sitting room provides a cosy retreat, complete with a window seat, perfect for soaking in the spectacular views. A walk-in pantry with a slate shelf offers useful storage, while a flexible additional reception room makes an ideal home office or snug.

A beautiful staircase with a half-landing leads to the first floor, where you'll find four generous bedrooms, including a principal bedroom with an en-suite shower room, plus a family bathroom.

Extensive Outdoor Space & Exciting Potential

Outside, the attached two-storey barn offers valuable dry storage and the potential for conversion or integration into the main house (subject to planning). The property also features two charming gardens, a private courtyard, and a generous paddock situated just across the lane ideal for horses, smallholding, or simply enjoying open space.

Browns Farm is a rare opportunity to own a characterful period home in a truly idyllic rural setting. Whether you're looking for space to

grow, scope to develop, or simply a peaceful retreat surrounded by stunning countryside, this exceptional property delivers on every level.

Location

Property Information

Tenure: Freehold

Council Tax Band: F

EPC Rating: E

Oil central heating - boiler in external weather proof enclosure

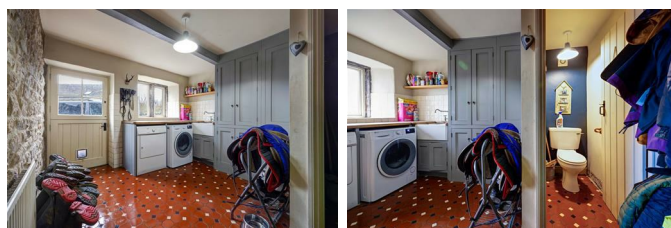
Electric AGA

Mains electricity

Mains drainage

Butchers block available by separate negotiation.

Boot Room & Utility



Patterned quarry tile floor, radiator, wood framed double glazed window, fitted cupboards and worktop, Belfast sink, plumbing for washing machine and tumble dryer, timber and glazed stable door.

Cloakroom

Patterned quarry tile floor, toilet.

Inner Hallway

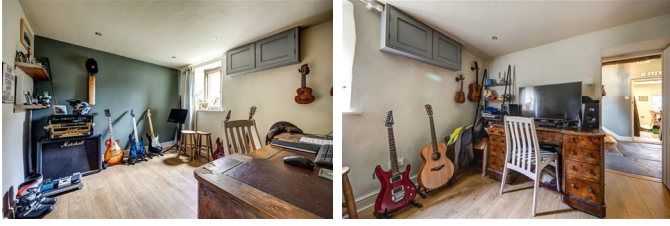
Slate flooring, staircase, under stairs cupboard.

Pantry



flooring, slate shelf, exposed stone wall, wood framed double glazed window.

Office



Wood flooring, radiator, wood framed double glazed window.

Kitchen Diner



Spacious kitchen diner with stone tiles, radiator, mullion windows with wood framed double glazed windows enjoying views over open countryside, timber and glazed door to front, dual control electric AGA set in decorative stone fireplace, range of base units in grey blue with complementary cream coloured stone worktop, large pantry cupboard, double Belfast sink, integrated Miele dishwasher.

Sitting Room



Seagrass flooring, radiator, multi fuel stove with stone fire surround, large window seat with mullion windows and wood framed double glazed windows enjoying views over open countryside and the Forest of Bowland, exposed beams.

First Floor Landing



Seagrass flooring, radiator, double glazed wood framed window.

Bedroom One



Large double bedroom with seagrass flooring, radiator, en-suite shower room, exposed beam, large window seat with mullion windows and wood framed double glazed windows enjoying views over open countryside and the Forest of Bowland.

En-Suite Shower Room



Bedroom Two



Large double bedroom with seagrass flooring, radiator, large window seat with mullion windows and wood framed double glazed windows enjoying views over open countryside and the Forest of Bowland.

Bedroom Three



Double bedroom with seagrass flooring, radiator, wood framed double glazed window.

Bedroom Four



Double bedroom with seagrass flooring, radiator, wood framed double glazed window.

Bathroom



Wood flooring, heated towel rail, roll top bath with shower over, toilet, wash basins, airing cupboard, double glazed window.

External

Attached Barn

Attached stone barn with ground and first floors, light and electric sockets.

Stables & Yard



This flexible stable block consists of three stables and can be used as either three 12x12 stables or one 12x12 and one 12x24, water and electric.

Gardens



Land

Parking



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, an Onboarding Fee of £25.00 (inc. VAT) 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.

You can pay this fee securely online at:
<https://shorturl.at/zAqJj>

FINANCIAL ADVICE

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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The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

FLOOR PLANS

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

Floor Plan



Browns Farm, Cold Cotes

Area Map



Energy Efficiency Graph

