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## Bridge House Barn Austwick, LA2 8BY Offers In The Region Of £950,000

Bridge House Barn is a spacious and characterful barn conversion 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

Located in the charming Dales village of Austwick, Bridge House Barn is a substantial and characterful barn conversion, offering an exceptional level of space and versatility, ideally suited to multi-generational living. Set within a generous plot, the property enjoys stunning views over open countryside, alongside off-road parking and attractive garden.

The accommodation is both extensive and flexible, comprising an entrance hall, home office and ground floor bedrooms with en-suite facilities. At the heart of the home is an impressive kitchen dining room, enhanced by vaulted ceilings and patio doors opening onto the rear terrace, creating a wonderful space for both everyday living and entertaining. A cosy sitting room provides a more intimate retreat, while a self-contained annexe offers further accommodation, including a bedroom, sitting room and Jack and Jill en-suite bathroom.

To the first floor are three further well-proportioned double bedrooms, each benefitting from its own en-suite shower room, providing excellent comfort and privacy for family or guests.

Externally, the property benefits from a gravelled courtyard providing ample parking, with gated access leading to the side and rear. Here, there is additional gravelled parking, a generous lawn and a spacious patio, perfect for enjoying the surrounding views.

A rare opportunity to acquire a distinctive and highly versatile home in one of the area's most desirable village settings.

## Property Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: G

Services: Mains water, drainage and electric, oil central heating.

Notes: Shared entrance.

## 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, timber 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 £25.00 (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.

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.

## INTRODUCERS FEES

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

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

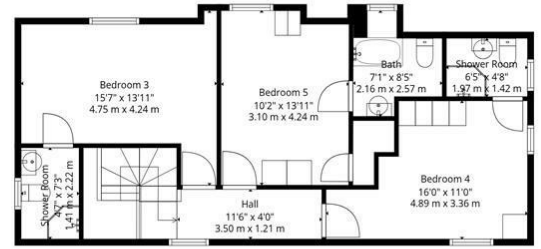
#### FLOOR PLANS

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

# Floor Plan



1st Floor



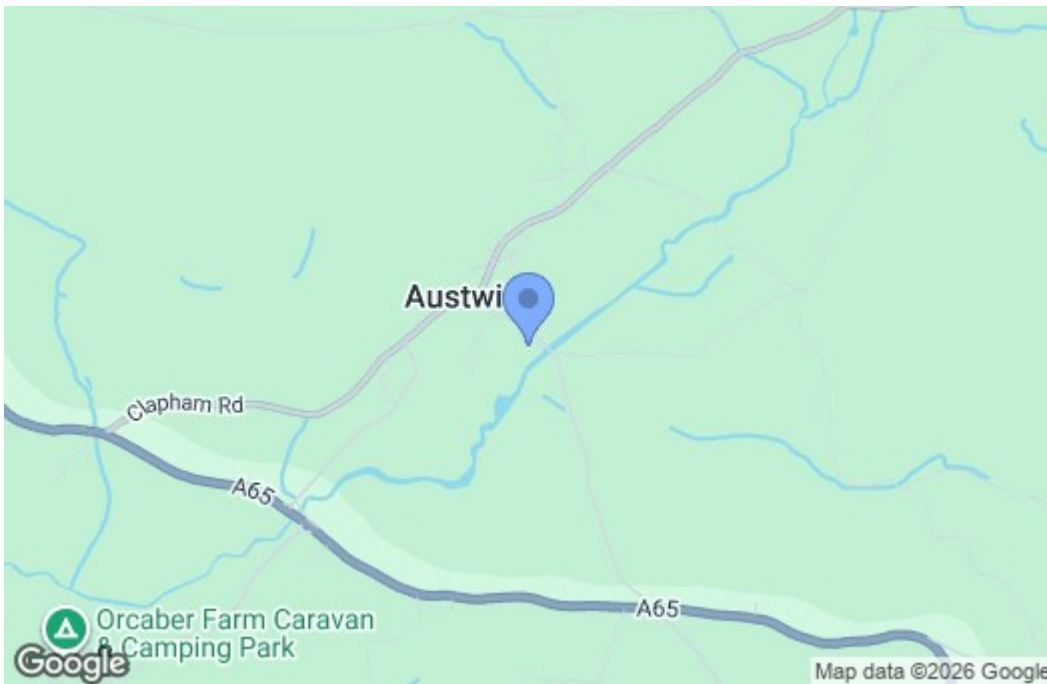
2nd Floor

**TOTAL: 2977 sq. ft, 276 m<sup>2</sup>**  
 1st floor: 2285 sq. ft, 212 m<sup>2</sup>, 2nd floor: 692 sq. ft, 64 m<sup>2</sup>  
 EXCLUDED AREAS: UTILITY: 20 sq. ft, 2 m<sup>2</sup>, WALLS: 205 sq. ft, 20 m<sup>2</sup>

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

