



## **The Manor House & Swan Cottage, Pasture Road, Embsay, Nr Skipton**

A rare and exciting opportunity to purchase this historic Grade II\* Listed Manor House and attached cottage located in this historic part of Embsay village, with large private gardens and now requiring extensive modernisation.

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## The Manor House & Swan Cottage, 34-36 Pasture Road, Embsay, Skipton, North Yorkshire, BD23 6PN

Skipton 2 miles, Harrogate 21 miles, Leeds 28 miles (all distances approximate)

**Guide Price: £550,000**

### Accommodation

The Manor House

Ground Floor: Entrance Porch leading to Entrance Vestibule; Living Room; Reception Room; Snug; Kitchen; two Store Rooms.

First Floor: generous Landing; three interconnecting Double Bedrooms and House Bathroom.

Swan Cottage

Ground Floor: Reception Room and Kitchen.

First Floor: Double Bedroom and Bathroom.

Outside: Mature gardens to the rear. An application is underway with the Land Registry to register an additional piece of garden land to the rear. A further application to register four parking spaces, a detached garage and the land behind is also underway.

### General Remarks

These two Grade II\* Listed properties (Listed Entry Number 1157616) provide an exceptional opportunity for anybody wishing to take on a renovation project to restore the two properties to their former glory and create what could be a fantastic, most appealing character home with potential rental property or annex accommodation in this attractive part of Embsay village, only a stone's throw from open countryside.

The accommodation of the Manor House in brief features an entrance porch leading into an inner vestibule which opens into a spacious living room with period features including mullion windows and early mid 17<sup>th</sup> century plasterwork. From here you can access the rear kitchen and two store rooms. The ground floor also includes two additional reception rooms, whilst to the first floor, a generous landing provides access to the house bathroom and three good sized interconnecting bedrooms.



The attached Swan Cottage offers a combined sitting and dining area, a separate kitchen and on the first floor, a bedroom with external access and a house bathroom.

To the outside, the property enjoys a small frontage overlooking mature trees and the old mill pond, whilst to the rear are substantial mature gardens which can be accessed from both properties.

Embsay is a delightful rural village on the edge of the Yorkshire Dales national park. Amenities include a shop, church, primary school, modern village hall, two public houses and a cricket club. There are fine walks through the surrounding open countryside whilst the bustling market town of Skipton is only a couple of miles away, offering a wider range of amenities including highly regarded secondary schooling (Ermysteds Grammar School and Skipton Girls High School), supermarkets, numerous restaurants and pubs as well as excellent links by road and rail to the centres of West Yorkshire and East Lancashire and a regular train service to both Leeds and Bradford.







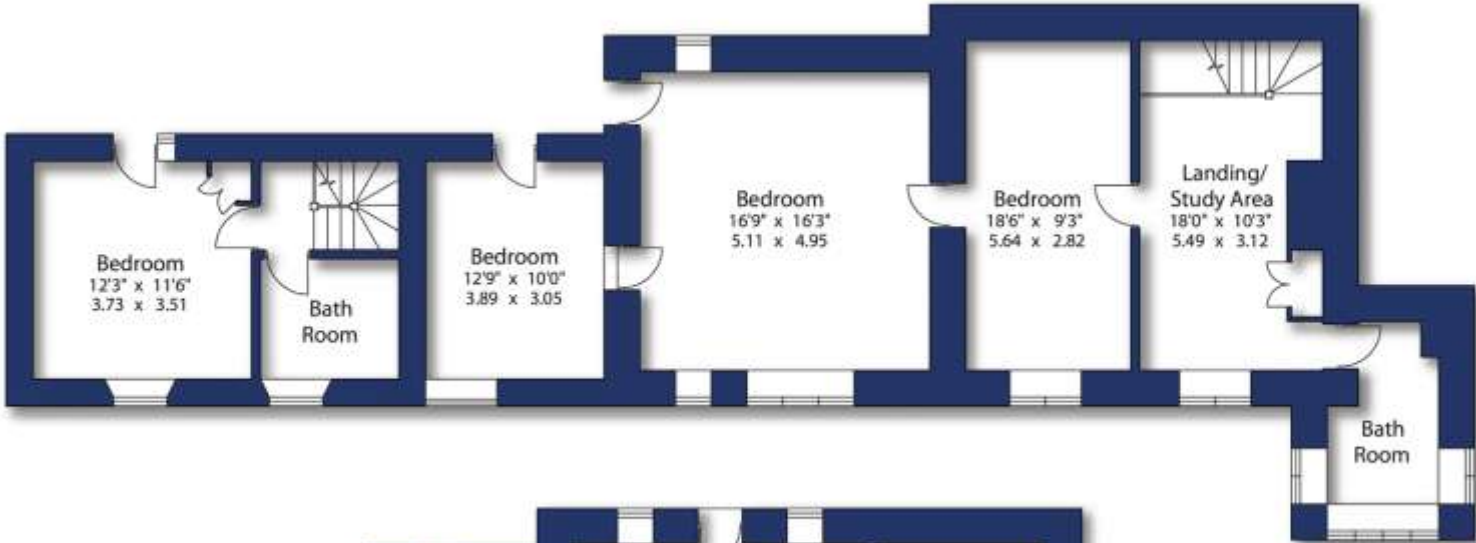




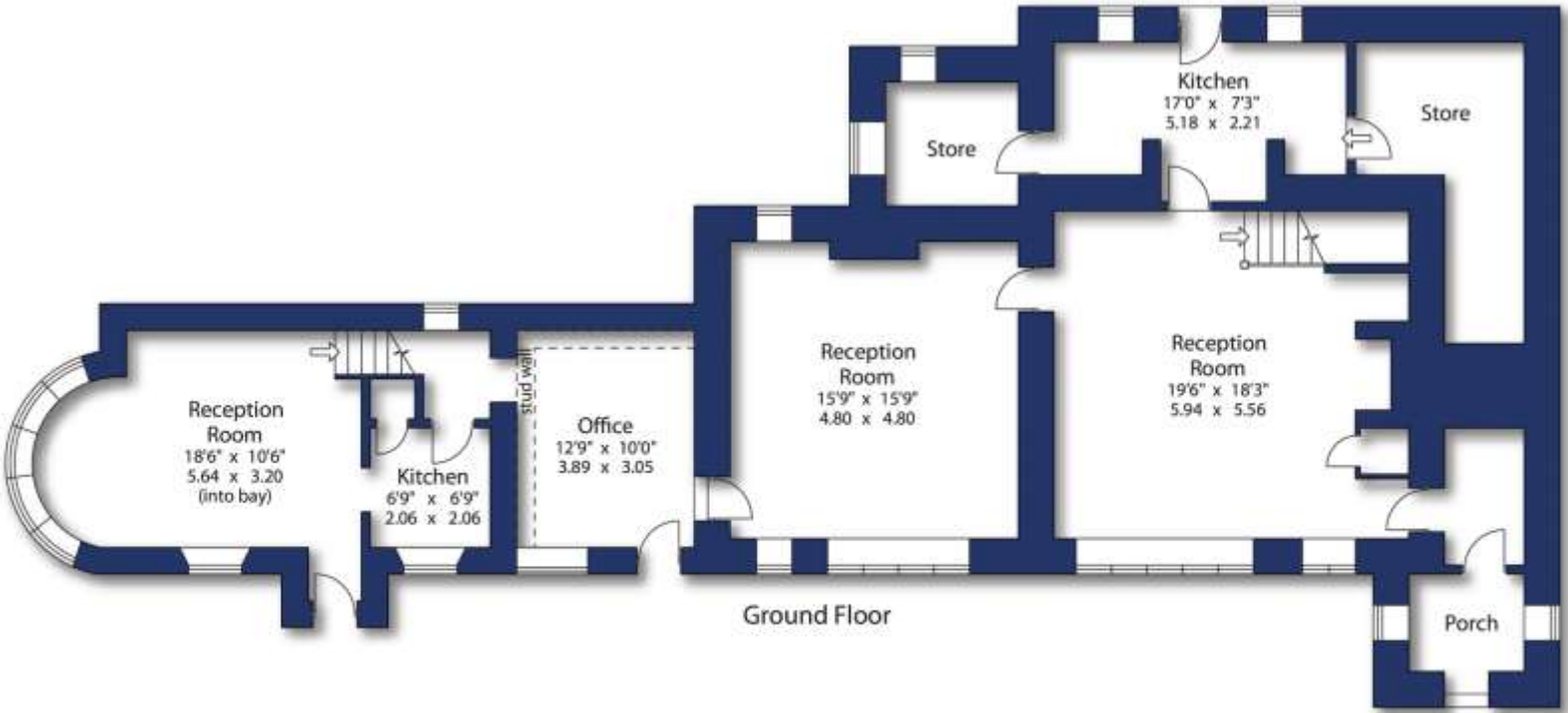


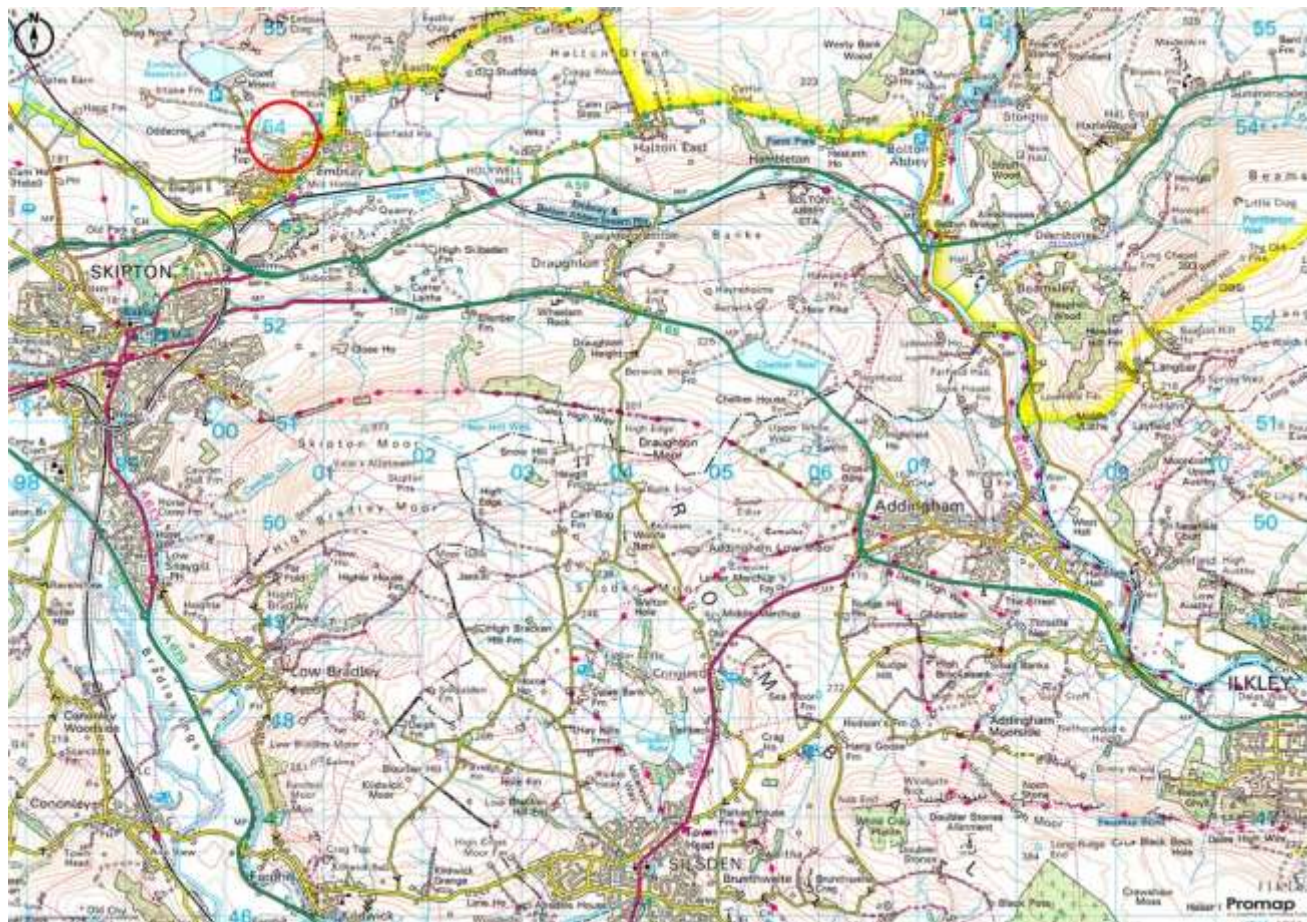


Floorplans

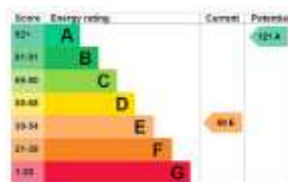


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## Directions

From Skipton drive into the centre of the village of Embsay turning left at the Elm Tree pub along Pasture Lane. The property is located on the right hand side opposite the mill pond and is identified by our Dacre, Son and Hartley 'for sale' board. What3Words: filer.urgent.disengage

## Local Authority & Council Tax Band

- North Yorkshire Council
- The Manor House, 34 Pasture Road - Council Tax Band F
- Swan Cottage, 36 Pasture Road - Council Tax Band B

## Tenure, Services & Parking

- Freehold
- To the front of the property there is currently an application to register off street parking spaces, a detached garage and the land behind whilst to the rear of the garden there is a further application to register an additional piece of garden land.
- The property is Grade II\* Listed and is located within the Embsay conservation area and the Yorkshire Dales National Park.
- Mains water, gas, electricity and sewerage are installed. Gas-fired central heating.
- Parking – see above note regarding pending registration of parking spaces and detached garage.

## Internet & Mobile Coverage

No broadband currently connected. The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

## Flooding

[Check for flooding in England - GOV.UK](#) indicate the long term flood risks for this property are: - Surface Water - Very low; Rivers & the Sea -Very low; Groundwater - Flooding from groundwater is unlikely in this area; Reservoir – there is a risk of flooding from reservoirs in this area.

## Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

## Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

## Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: ILK250038

