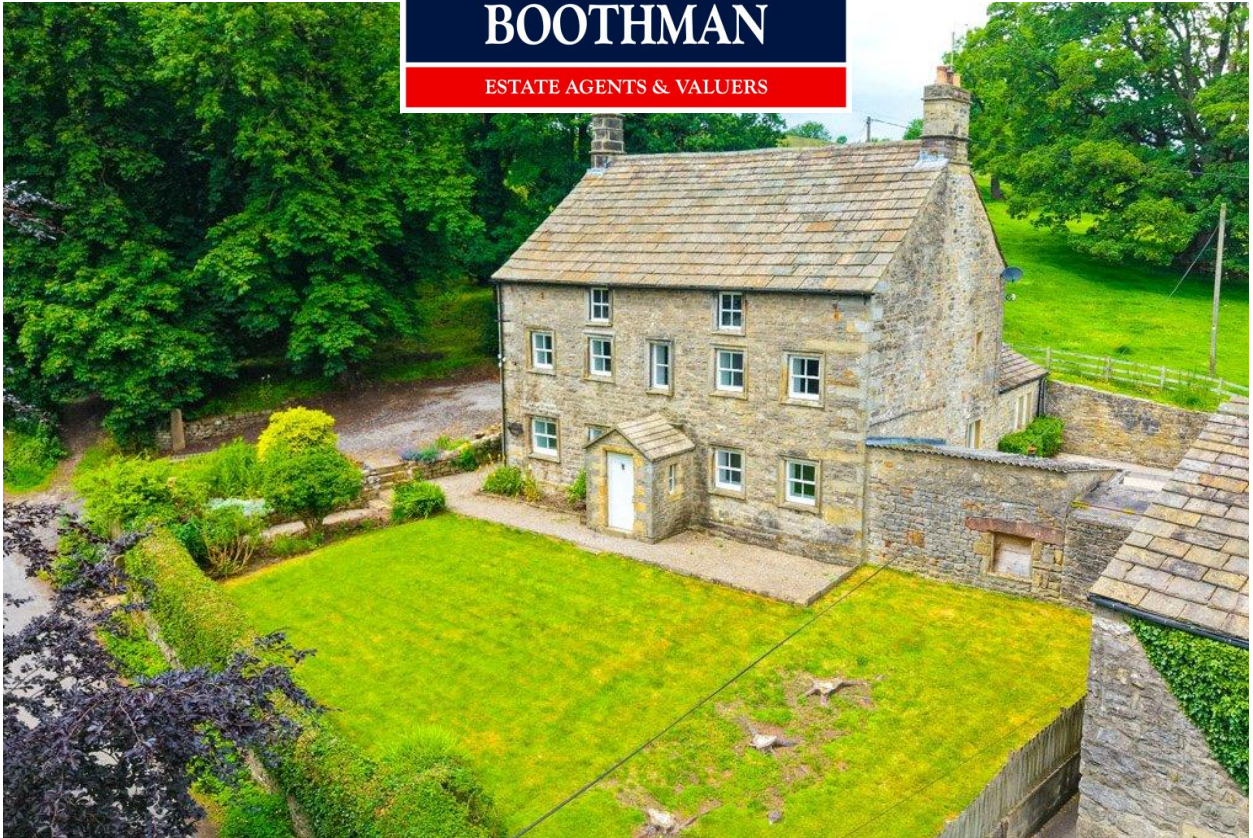


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



Tempest Farmhouse, East Marton,  
Skipton BD23 3LP  
Asking Price: £599,000



+ 4



+ 2



- 18th Century Grade II Listed stone detached property
- Spacious 4 bedroom en-suite accommodation
- Good sized gardens to 4 sides
- Useful out-buildings
- Significant further potential

This individual, substantial and spacious eighteenth century stone detached property provides family sized four bed roomed en-suite accommodation overlooking a lightly wooded 'green' at the front whilst backing onto fields and countryside.



Listed as a Grade II building of historic and architectural merit, Tempest Farmhouse enjoys an attractive location in the sought after rural village of East Marton which is set amidst beautiful open countryside adjacent to the Leeds/Liverpool canal whilst close to the Yorkshire/Lancashire border.

Standing in good sized gardens extending to four sides including some mature trees, a generous private driveway and a range of useful out-buildings, this unique property also offers significant further potential.

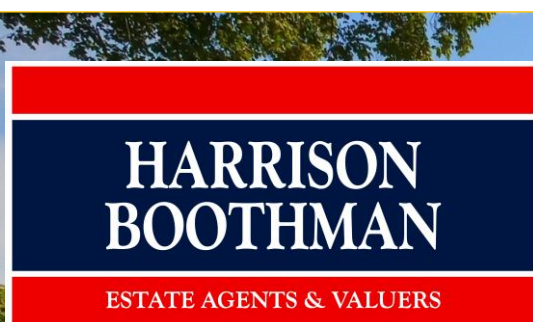
Including oil fired central heating, many attractive features and a good sized second floor attic space with windows, Tempest Farmhouse comprises very briefly:

An entrance porch, a reception hall, a snug, a living room, an inner hall, a cloaks/WC, a pantry/utility, a dining room and a fitted kitchen. On the first floor is a master bedroom with an en-suite shower room, three further generous bedrooms and a spacious bathroom. The good sized second floor loft space includes windows to the front elevation and offers considerable further potential. There are generous garden areas extending to four sides including a spacious private driveway and a range of very useful out-buildings.

Local facilities in East Marton include community events, a cafe, a farm shop and St. Peters Church with twelfth century origins.

Highly regarded primary schools are available in the nearby villages of Gargrave and Thornton in Craven.

The picturesque surrounding countryside provides an ideal landscape for walking and cycling.



Harrison Boothman Estate Agents & Valuers  
1 Unicorn House, Keighley Road, Skipton, BD23 2LP  
Telephone: 01756 799993  
Email: [info@harrison-boothman.co.uk](mailto:info@harrison-boothman.co.uk)  
Web: [www.harrison-boothman.co.uk](http://www.harrison-boothman.co.uk)



The historic market town of Skipton known as the 'Gateway to the Dales' is less than five miles away to the east, providing extensive shops, amenities, services and recreational facilities together with excellent secondary schooling.

The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

Certainly providing an exciting opportunity, Tempest Farmhouse comprises in further detail:

## GROUND FLOOR

### STONE ENTRANCE PORCH

With a substantial timber front entrance door. Windows. Substantial timber inner door through to the:

### RECEPTION HALL

With a central heating radiator and there is a staircase leading to the first floor.

### SNUG

14'3" x 11' With windows to the front elevation. Open aspects. Double central heating radiator.

### LIVING ROOM

15'6" x 13'8" Windows to the front elevation providing open aspects. Double central heating radiator. Recessed fireplace with a stone over-mantel, a cast iron stove and a stone hearth. Ceiling beams.

### INNER HALL

### CLOAKS/WC

With a two piece white suite comprising a low suite WC and a pedestal wash basin having a tiled splash-back. Extractor fan.

### PANTRY/UTILITY

14'2" x 9'7" With windows to the rear elevation. Tiled flooring. Stone bench. Worcester oil fired central heating boiler and a double central heating radiator. Plumbing for an automatic washing machine. Recessed ceiling spotlights. Traditional partly glazed external door.

### DINING ROOM

15'4" x 10'11" With a window to the rear elevation. Twin sealed unit double glazed external doors to the side elevation giving access to the side garden area. Double central heating radiator. Built-in cupboard under stairs with shelves and an electric light.

### FITTED KITCHEN

15'5" x 8'8" With a range of cream fronted base and wall units including granite style worktop surfaces having tiled surrounds. One and a half bowl stainless steel sink and drainer. Stone flagged flooring. Sealed unit double glazing and a velux window. Recessed ceiling spotlights. Contemporary vertical central heating radiator. Down-lighting beneath the wall units. A substantial timber external door gives access to the rear yard.

## FIRST FLOOR

### LANDING

With a spindled balustrade. Windows to the rear elevation. Superb long distance open views across fields and countryside. Double central heating radiator. Built-in store cupboard.

### MASTER BEDROOM

16' (maximum including the en-suite) x 12'10" With sealed unit double glazed windows to the front elevation. Fine open aspects. Double central heating radiator. Cast iron period fireplace.

### EN-SUITE SHOWER ROOM

With a three piece white suite comprising a shower cubicle having a Mira independent shower together with a low suite WC and a pedestal wash basin including a tiled splash-back. Partial mermaid wall panelling. Shaver point. Recessed ceiling spotlights. Extractor fan.

### BEDROOM TWO

15'8" x 11'3" With sealed unit double glazed windows to the front elevation. Fine open aspects. Double central heating radiator.

### BEDROOM THREE

15'3" x 11'2" With windows to rear and side elevations. Superb long distance open views at the rear across fields and countryside. Double central heating radiator. Stone fireplace. Exposed beam.

### BEDROOM FOUR

12'2" x 9'4" With a window to the front elevation. Fine open aspects. Double central heating radiator.

### SPACIOUS BATHROOM

With a four piece white suite comprising a panelled bath, a pedestal wash basin, a low suite WC and a shower cubicle including a thermostatic shower. Contrasting partial full height wall tiling. Windows to the side elevation. Electric ladder radiator. Extractor fan. Recessed ceiling spotlights.

## SECOND FLOOR

A good sized loft space - including windows to the front elevation and with significant potential to create additional rooms.

## OUTSIDE

There is a well proportioned established raised front garden including lawn, flowerbeds, bushes, a front boundary hedge and gravelled/pebbled pathways.

### GENEROUS PRIVATE DRIVEWAY

Extending along one side of the house - providing parking for vehicles.

Adjacent to the driveway is a good sized area of grass land side garden including a variety of mature trees - whilst bordering light woodland on one side.

Enclosed concreted rear yard. Oil tank.

### USEFUL OUT-BUILDING/STORE

18'5" x 9' (both maximum) With an electric light, electricity sockets, a cold water tap and a fitted wall cupboard.

Generous enclosed concreted side yard/garden space including a timber decking and:

### THREE USEFUL STONE OUT-BUILDINGS

### COUNCIL TAX BAND

The council tax band quoted for this property on the Gov.UK website is Band: D

### TENURE

The tenure for this property is Freehold.

### SERVICES

All mains services are installed with the exception of gas. The central heating is an oil fired system.

Please note we have not been able to test the equipment or installations in this property and recommend that prospective purchasers arrange for a qualified person to check any appliances before entering into any commitment.

VIEWING Strictly by arrangement with HARRISON BOOTHMAN. All potential viewers are advised to read a copy of our PRIVACY POLICY which can be found on our website. Alternatively, a written copy is available on request.

Tel: Skipton 799993

Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on the floor plan. The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

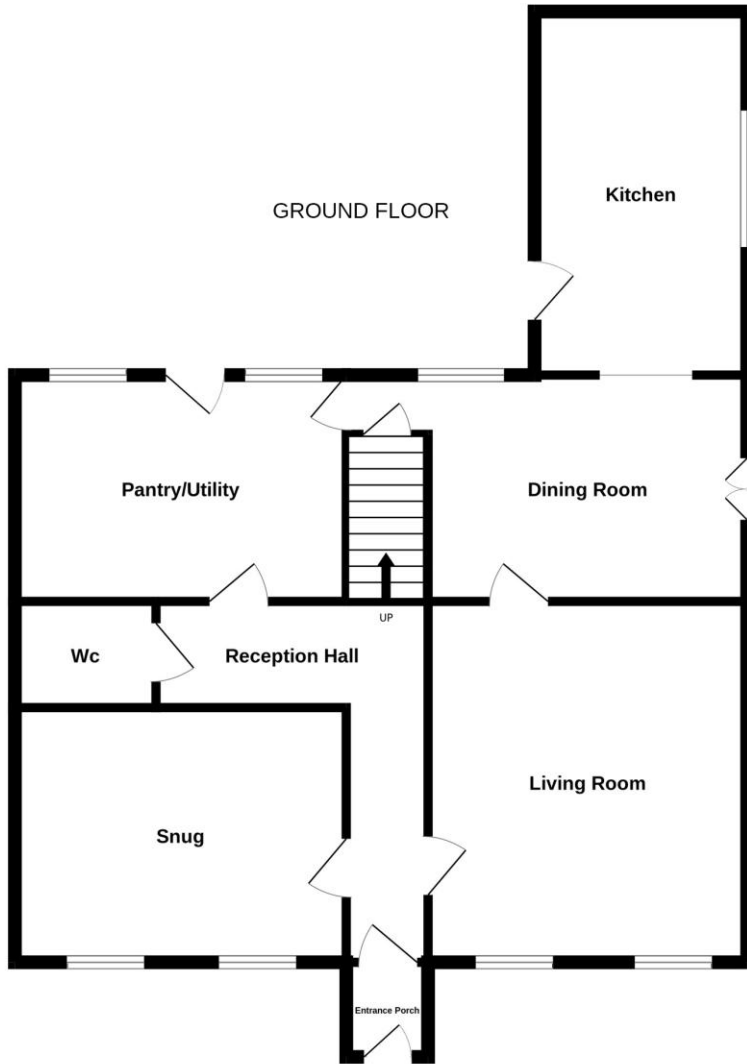
Ref:

If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

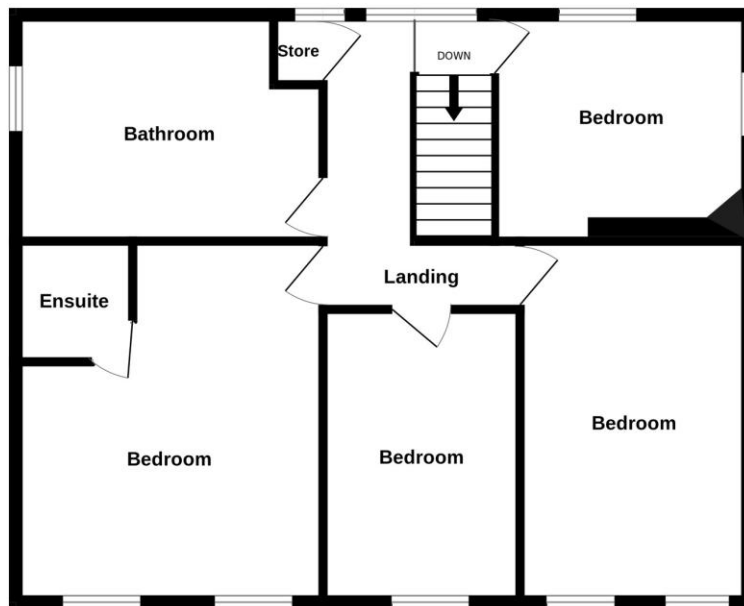








1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2026

## Energy performance certificate (EPC)

Tempest Farm Barn East Marton SKIPTON BD23 3LP	Energy rating <b>D</b>	Valid until: <b>30 July 2034</b>
		Certificate number: <b>7698-3040-4203-5624-5200</b>

Property type	Detached house
Total floor area	186 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

These particulars do not constitute an offer or contract of sale.  
Any prospective purchaser should satisfy themselves by inspection of the property.