



**Luke Miller & Associates**

**ESTATE AGENTS LETTINGS AGENTS FINANCE**

**The Smithy Skipton Bridge, Thirsk, YO7 4SB**  
**Offers Over £450,000**



**TWO PROPERTIES** A rare opportunity—charming home with the former village forge, full of character and potential. Includes spacious main house, detached one-bedroom annexe, large garage, workshop, and outbuildings, all set in generous private gardens. Ideal for family or investment. Viewings are essential.



## Main Residence

This beautifully presented family home offers a well-balanced layout across two floors. The ground floor features a modern kitchen with excellent storage, ample countertop space, and integrated appliances. Adjacent to the kitchen is a dining room, complete with an open fire and a large front-facing window. Flowing seamlessly from the dining room is the living room, which transitions into a cosy snug area. The snug includes a decorative fire as a central feature and sliding patio doors that open to the garden. The ground floor is completed by a staircase leading to the first-floor accommodation.

On the first floor, a spacious split-level landing provides access to the bedrooms and a generous bathroom. The property offers two large double bedrooms and a smaller double room. The modernised bathroom features a panelled bath with a shower, a WC, and a wash hand basin set within a vanity unit with storage beneath. Additionally, there is a highly practical double-height linen store, enhancing functionality.

Externally, the private gardens are beautifully maintained and well-stocked, featuring multiple seating areas surrounding a central lawn. Additionally, the property includes a large greenhouse or plant nursery, perfect for gardening enthusiasts.

PLEASE NOTE: There is also solar panels with the property

## Previous Dwelling

Entry to the unit is via a generously sized living room, leading to a well-appointed kitchen. From the kitchen, a door opens to the inner hall, providing access to the bedroom, shower room, and WC. This space is perfect for intergenerational living or can be adapted for rental or AirBnB opportunities. To convert this back to a dwelling, we advise that the local council / planning be contacted.

## Garage / Workshop

Accessed through double timber doors, this versatile space is perfect for use as a garage or workshop. There is power and lighting.

## The Forge

While historical information is still being gathered, the original furnace remains intact, along with the cobbled and brick flooring. With vision and additional investment, this area could be transformed into a variety of functional spaces, such as an additional reception room, office, or even a 'man cave.' Directly in front of the Forge is a gravelled area and double timber access gates. The lane that these gates are accessed is a owned via the property to the rear and vehicle rights are permitted.

## The Village of Skipton On Swale

Skipton-on-Swale, located in North Yorkshire, has a rich history that is reflected through its architecture and historical landmarks. Notably, the Swale Bridge, a Grade II listed structure built in 1781, is an example of the region's architectural heritage and craftsmanship. The village also boasts buildings like Skipton House, which contribute to the area's historical fabric. Located along the River Swale, the village offers idyllic countryside views and peaceful walking trails, making it a haven for nature lovers.

## Further Information

The property is Freehold

Council: North Yorkshire

Tax Band: D

EPC: D

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/2789-4519-3311-5114-1171>

## Disclaimer

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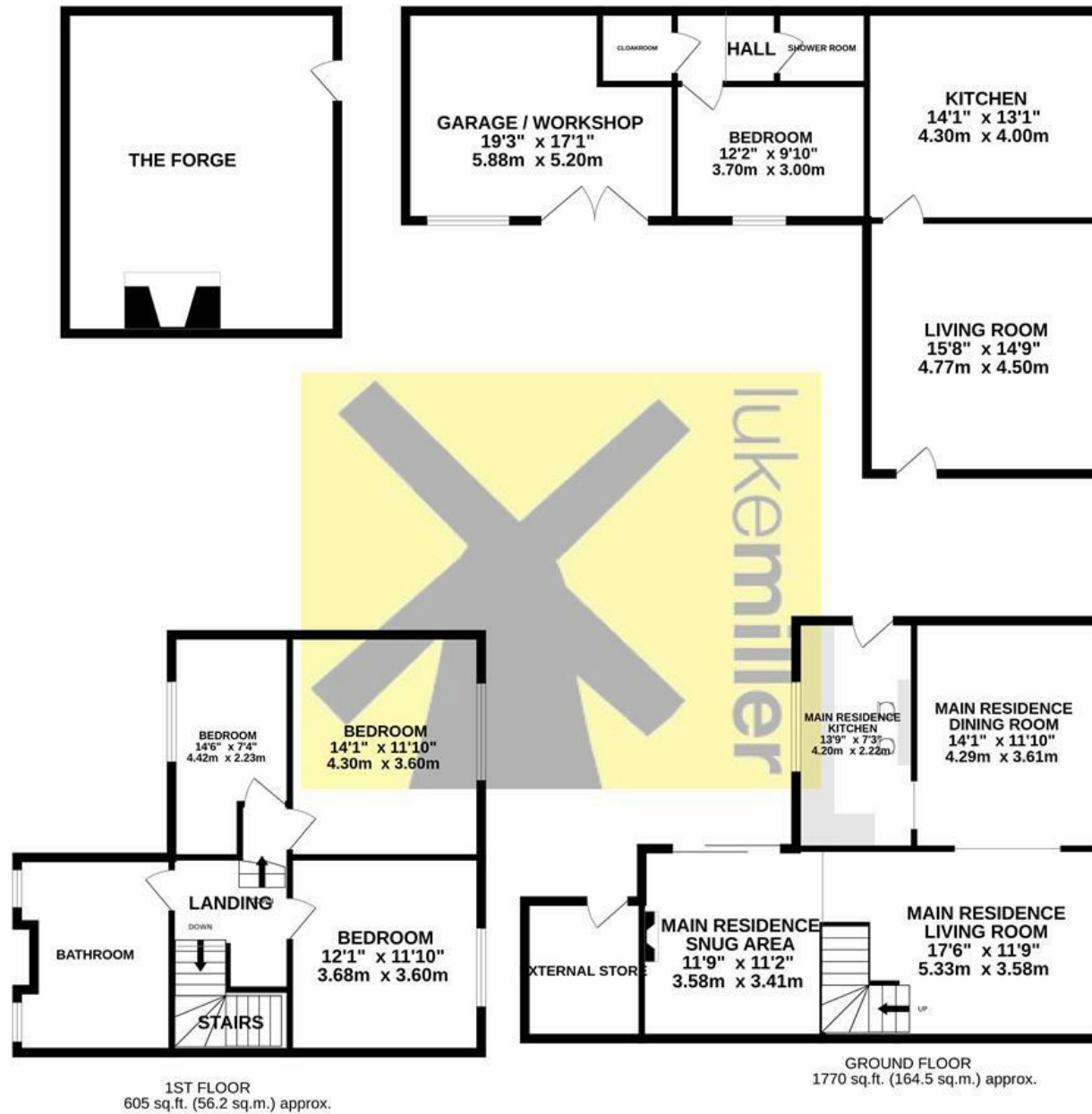












TOTAL FLOOR AREA : 2375 sq.ft. (220.6 sq.m.) approx.

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.  
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