

Holme House Farm

Halton Gill



Holme Farm, Halton Gill, North Yorkshire, BD23 5QN

Offers over: £395,000

LOCATION

Located in a prominent position in the unspoilt hamlet of Halton Gill set amidst the beautiful countryside of the Yorkshire Dales National Park, approximately 12 miles from the popular Dales town of Grassington and 20 miles to the market town of Skipton, both of which offer a good range of local amenities including shops, public houses, primary and secondary schools.

DESCRIPTION

Holme Farm is a typical Dales farmhouse of stone construction brimming with character providing high quality three bedroom accommodation over two floors. The property offers two generous reception rooms and a traditional farmhouse kitchen on the ground floor and three spacious double bedrooms on the first floor. Outside there is a lawned garden to the front with a private driveway and parking with picturesque views over the stunning Yorkshire Dales countryside.

The property briefly comprises:

Stone Porch; Dining Hall; Sitting Room with log burner; Farmhouse Kitchen; Utility Room with Belfast sink; Landing; Three Double Bedrooms; Bathroom with separate shower; lawned garden; private parking.

DETACHED STONE BARN

There is a stone built barn across the access lane from Holme Farm which is available by separate negotiation. The barn has a maximum internal measurement of 10m x 4.5m (33 ft x 15 ft) and has the potential for residential development subject to planning approval from Yorkshire Dales National Park.

SERVICES

Holme Farm benefits from mains electricity and water is supplied via a borehole. Drainage is to a private septic tank. The property is heated by an oil fired central heating system. None of the services have been tested and Purchasers are advised to make their own enquiries as appropriate.

TENURE

The property is sold freehold with vacant possession upon completion.



EPC

The property has an EPC rating of E (39).

COUNCIL TAX

The property is in Council Tax Band “D”. The normal charge for Band “D” properties in Halton Gill, North Yorkshire for 2024/2025 is £2,237.24.

DIRECTIONS

From Skipton take the B6265 Grassington Road through the villages of Rylstone, Cracoe and Threshfield and then on to Kilnsey. Pass Kilnsey Crag on the left and shortly afterwards bear left on the turning to Arncliffe. Proceed through the villages of Arncliffe and Litton and into Halton Gill. On entering the hamlet, take the first track on the right hand side and Holme Farm is located on the left hand. A For Sale board will be erected at the property.

WHAT3WORDS

///dispenser.firmly.tennis

VIEWING ARRANGEMENTS

Viewing strictly by appointment with sole selling agents, WBW Surveyors Ltd.

METHOD OF SALE

The property is offered for sale by private treaty although the Vendors reserve the right to conclude the sale by any other method.

OFFERS AND ENQUIRIES

Holme House Farm is available for sale with offers over £395,000. The detached stone barn is available by separate negotiation. To make an offer or for further information please contact Rachel Atkinson or Lisa Bickerton on 01756 692900 or by email;

rachel.atkinson@wbwsurveyors.co.uk

lisa.bickerton@wbwsurveyors.co.uk



Particulars prepared February 2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



Not to scale - for identification purposes only



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GENERAL: While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

SERVICES: Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase.

PLANNING PERMISSION: We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.