



Green Farm  
Hellifield







## Green Farm

Hellifield, North Yorkshire

BD23 4LA

Guide Price: £425,000

**A charming three bedroomed stone farmhouse with attached stone barn with potential for development subject to consent.**

### LOCATION

The picturesque village of Hellifield is situated in the District of Craven in North Yorkshire conveniently located on the A65. The popular market towns of Settle and Skipton are within a short driving distance and offer excellent facilities including shops, supermarkets, highly regarded primary and secondary schools, churches, public houses, restaurants and a golf club. A railway station is located within the village providing a service to Leeds, Morecambe and Carlisle.

### DESCRIPTION

Green Farm is a substantial stone built farmhouse offering the opportunity for refurbishment to create a spacious family home in the rural village of Hellifield on the edge of the Yorkshire Dales. The property offers three-bedroomed accommodation with a gross internal floor area of c.315 sqm (3,400 sqft). The property briefly comprises;

Entrance Porch; Kitchen; Living Room with log burning stove; Dining Room with open fire; Three Bedrooms; House Bathroom; Detached Garage; Private Driveway; Lawned Garden.

Outside there is a tarmacaded driveway to the side providing ample parking, a large lawned garden and separate red brick store.

### ATTACHED STONE BARN

There is an attached stone barn which offers scope for incorporation into the main house or re-development to form an additional dwelling subject to any necessary consents.

### TENURE

The property is held freehold and vacant possession will be given upon completion.



Settle: approx. 7 miles

Skipton: approx. 10 miles

Lancaster: approx. 31 miles

Kendal: approx. 36 miles

## SERVICES

Mains water, gas and electricity is installed with mains drainage.

## EPC

The EPC rating is F (24).

## COUNCIL TAX

Green Farm is in Council Tax Band 'E'. The normal charge for Band E properties in Hellifield, North Yorkshire for 2025/2026 is £2,951.91. For further details please visit the North Yorkshire Council website.

## DIRECTIONS

From Skipton take the A65 signposted 'The Lakes Kendal'. Continue approximately 7 miles to the village of Hellifield and take the left turn onto Gisburn Road. Continue on this road for approximately 200 metres and the property is located on the left hand side. A "For Sale" board will be erected at the property.

## WHAT3WORDS

///cured.sake.ballroom

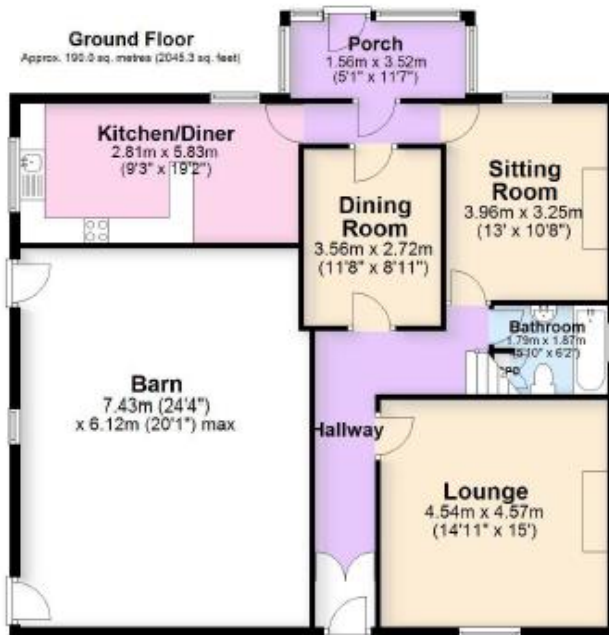
## VIEWING, OFFERS AND ENQUIRIES

The property may be viewed by prior arrangement with the Selling Agents WBW Surveyors Ltd. Green Farm is available for sale with a Guide Price of £425,000. To make an offer or for further information please contact Michael Beech or Rachel Atkinson on 01756 692900 or by email;

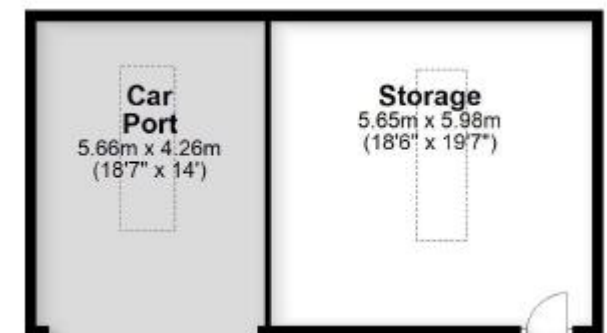
michael.beech@wbwsurveyors.co.uk

rachel.atkinson@wbwsurveyors.co.uk

Details Prepared: April 2025



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	24 F	
1-20	G		







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