



**Green Farmhouse**  
Hellifield





## Green Farmhouse

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

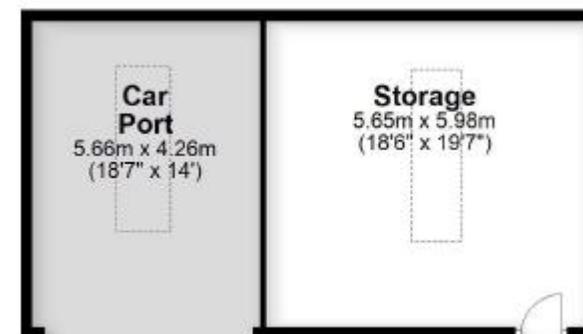
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VIEWING, OFFERS AND ENQUIRIES

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 of 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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**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. **ANTI MONEY LAUNDERING:** We are required by the HMRC to undertake Anti Money Laundering checks for all buyers and sellers to the contract. These checks are carried out through Smartsearch and there is a fee of £25. + VAT per buyer. We also require details of your source of funds. We are unable to mark a property Sold Subject to Contract, until the checks have been completed satisfactorily.