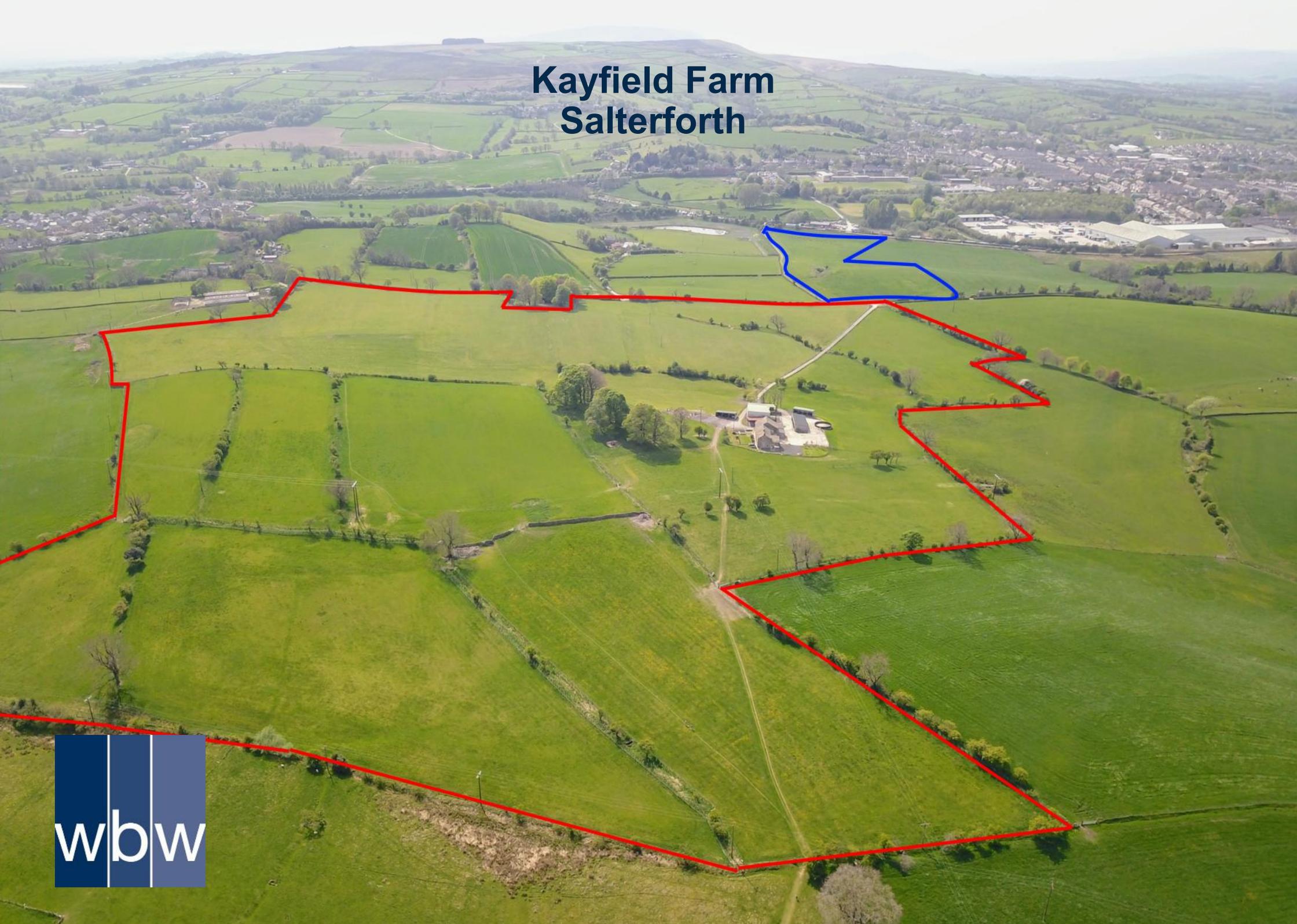


# Kayfield Farm Salterforth





## Kayfield Farm

Salterforth Lane, Salterforth

BB18 6JD

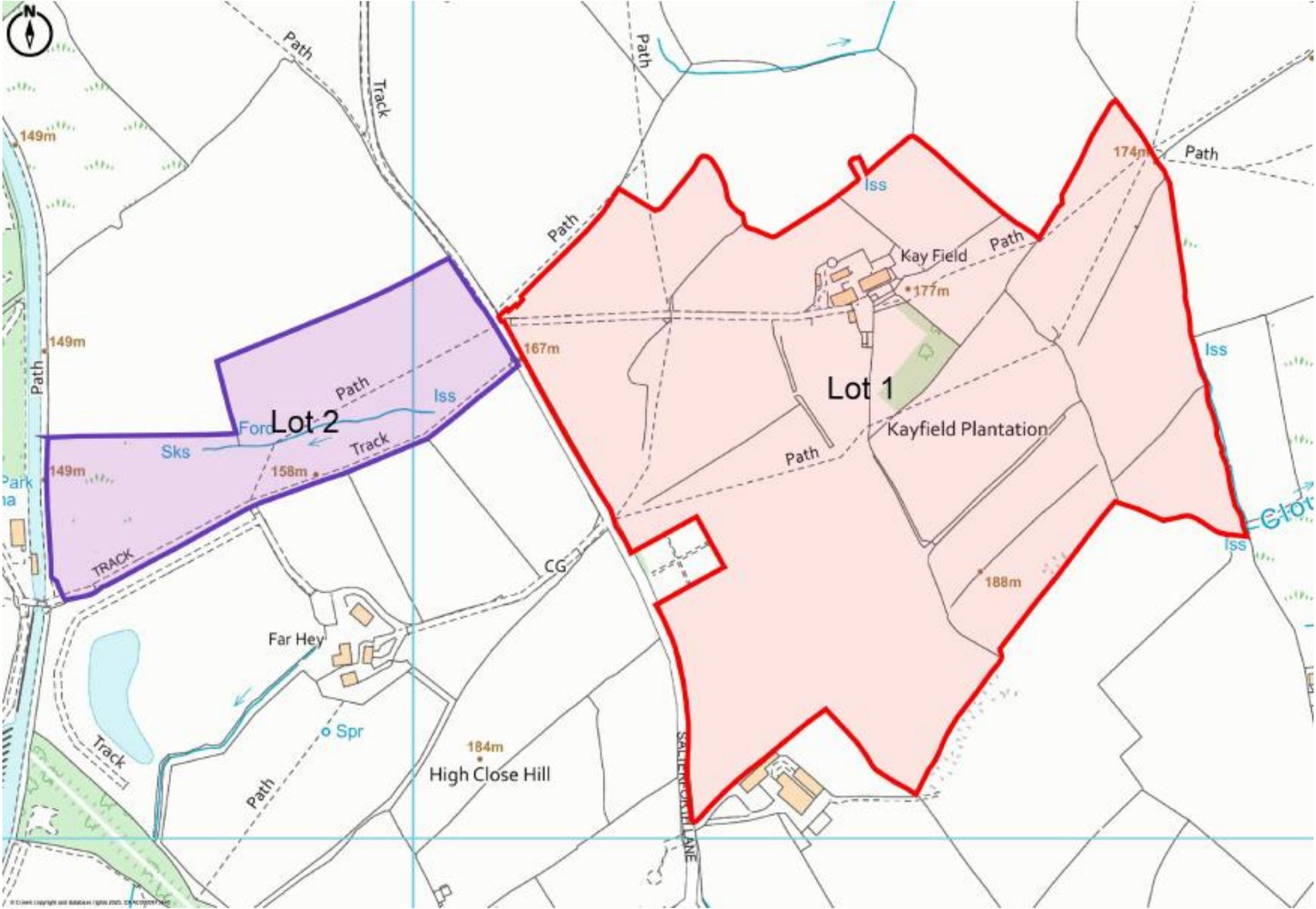
**Guide Price: £1.4 million for the whole**

**Available as a whole or in two lots**

- An immaculately maintained farm set in a picturesque rural location.
- Beautifully presented three bedroom farmhouse with scope to extend into adjoining barn.
- Substantial stone built barn with potential for conversion.
- Extensive yard area equipped with storage buildings.
- 82.82 acres (33.52 ha) of productive grassland within a ring fence.



PLAN OF THE LAND



Not to scale—for identification purposes only

## LOCATION PLAN & EPC



Not to scale—for identification purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Skipton: approx. 10 miles

Clitheroe: approx. 15 miles

Settle: approx. 18 miles

Leeds: approx. 37 miles

## GENERAL DESCRIPTION

Kayfield Farm is a rare example of a property within easy striking distance of population and transport connections yet enjoying splendid isolation with fantastic far reaching views over open countryside. The farmhouse is packed with character features yet offers all the comforts required for modern family living and the land has all been sensitively farmed with new boundaries and hedges throughout. This versatile property is the perfect base to provide a family home, scope for a business to operate out of the extensive yard and buildings and provide a lifestyle and farming opportunity on the extensive area of land that comes as part of the package. The property is only 2 miles from the amenities of Barnoldswick town including primary and secondary schools.

## LOT 1 - KAYFIELD FARM

Comprising the farmhouse, attached barn, yard and storage buildings and in all 27.44 hectares (67.81 acres). The farm is a genuine lifestyle property with all the components.

## THE FARMHOUSE

Kayfield Farmhouse has been exceptionally well maintained and provides a beautiful family home. The farmhouse extends to 165.56 square metres (1,782.5 square feet) over two floors with attached stone built barn providing a further 2,486.79 square feet. On the ground floor a utility room, downstairs shower and garden room have been created out of the attached barn. There is obvious potential for a fourth bedroom to be created over the utility subject to obtaining necessary consents. The barn is split into a workshop area with strong room and the remainder being an open barn floor. There is a large first floor area within the main barn originally used as a hayloft.

## GROUND FLOOR

A spacious garden room provides the perfect entrance to the property leading either directly to the farmhouse kitchen or to the utility and downstairs shower room. The farmhouse kitchen leads to a lounge with open stairs to the first floor and

large log burner. The ground floor also offers a spacious ensuite bedroom.

## FIRST FLOOR

Maximising enjoyment of the fantastic far distance views to Malham Cove and Ingleborough, is an upstairs sitting room which is a real feature room of the house. On the first floor there are a further two bedrooms and house bathroom.

## OUTSIDE

To the south of the farmhouse is a lawned garden with formal borders enclosed by stone walls. To the north of the property there are lawned gardens and a surfaced parking area.

## BUILDINGS

The buildings comprise a range of timber framed barns which are currently used for storage however would adapt to alternative uses or provide a planning footprint for the construction of replacement buildings.

## THE FARMLAND

The land is all permanent grass and has been cut for haylage during summer months and grazed with sheep during winter months. There are a number of public footpaths which cross the land which can be seen on the location plan. All the internal and external boundaries have been recently renewed and all walls, hedges and gates are in excellent condition.

## LOT 2 - LAND KNOWN AS "BOB PRESTON" - SSTC

This parcel of land extends to 6.07 hectares (15.01 acres) of grassland. The land runs from Salterforth Lane at the west down to the Leeds and Liverpool Canal on the eastern boundary. This parcel is all permanent grassland which has been cut for haylage in summer and grazed in winter. A natural stream runs through the land.



## SERVICES

The property benefits from mains water and electric, oil fired central heating system and private foul drainage. None of the services have been tested and interested parties should carry out their own checks as part of their due diligence.

## OVERAGE

Kayfield Farm will be subject to an overage clause which reserves for the benefit of the Vendor 40% of the uplift in value arising from any renewable energy development that takes place on the land. The term of the overage will be 25 years.

Lot 2 will be subject to an overage clause which reserves for the benefit of the Vendor 40% of the uplift in value arising from any non-agricultural development that takes place on the land. The term of the over-age will be 25 years from the of sale.

## TENURE

The property is held freehold and vacant possession will be provided on completion of the sale.

## WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold with the benefits of all easements and wayleaves, both public and private, whether mentioned in these particulars or not.

## COUNCIL TAX

The farmhouse is listed within Band E for Council Tax purposes and these are payable to Pendle Borough Council. The charge for a Band E property is £3,037.77 in the 2025 period.

## DIRECTIONS

Heading along the B6383 (Kelbrook Road) from Kelbrook in the direction of Barnoldswick turn right into Salterforth village and travel along Earby Road for approximately 60 metres before turning left onto Cross Lane. Follow Cross Lane past Salterforth cemetery and Kayfield Farm appears on the right after approximately 1.2km.

## VIEWING

The property may be viewed strictly by prior arrangement with the Selling Agents, WBW Surveyors Ltd. To make an appointment or to make an offer please contact Joanna Townley or Owain Turvill on 01756 692900 or by email:

[joanna.townley@wbwsurveyors.co.uk](mailto:joanna.townley@wbwsurveyors.co.uk)

[owain.turvill@wbwsurveyors.co.uk](mailto:owain.turvill@wbwsurveyors.co.uk)

## METHOD OF SALE

The property is available for sale by private treaty and the Vendor reserves the right to conclude the sale by any appropriate means.

## GUIDE PRICE

The property is for sale as a whole at a guide price of £1.4 million or in lots as follows;

LOT 1 - Kayfield Farm - £1.25 million

LOT 2 - Land known as "Bob Preston" - SSTC

## GENERAL NOTE

The photographs are reproduced for general information only and any measurements and areas are approximate and provided for guidance purposes only.

Details Prepared: May 2025

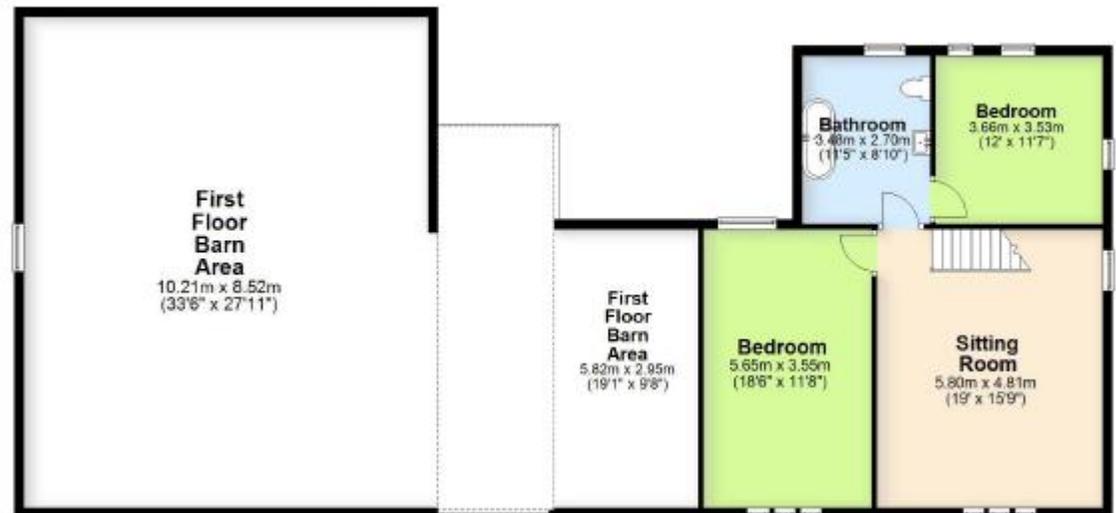


# FLOOR PLAN

Ground Floor - 256.6 sqm (2,761.7 sqft)



First Floor - 176.6 sqm (1,909.9 sqft)



Not to scale—for identification purposes only

## Kayfield Farm, Salterforth

An idyllic rural property comprising farmhouse, attached barn, yard and range of buildings together with 82.82 acres (33.52 hectares) available in two lots.



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Gargrave Road  
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