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"For Sales In The Dales"



Prospect Barn, Blades Nr Low Row

- Detached, Grade II Listed Barn In Unique Location
- Quiet Hamlet
- Panoramic Views Over Swaledale
- Gated Vehicle Access
- South Facing Land To The Front (Approx 0.25 Acre)
- Mains Electric & Mains Water Available
- Currently Used As Workshop/ Storage
- Planning Potential For Local Occupancy/ Holiday Let

Postcode: **DL11 6PS**

Tenure: **Freehold**

Council Tax Band: **NA**

Energy Efficiency Band: **To be confirmed**

Local & Planning Authority:
North Yorkshire Council

Offers in the region of: £115,000



Prospect Barn is a detached, Grade II Listed barn set in a unique location with panoramic views over Swaledale.

Blades is a little hamlet above the village of Low Row. The village has an excellent community with a popular pub, church and chapel. The market towns of Leyburn, Richmond and Hawes are all within 30 minutes drive. The village itself is surrounded by stunning hills and dales, with walks from the doorstep in the Yorkshire Dales National Parks. The barn is located on the well known Coast To Coast Route.

The barn is currently used as a workshop and storage. This is a two-storey barn. On the ground floor is a workshop and has a concrete floor, power and light. There is a storage space open to the roof and steps up to a loft.

Outside, the barn backs on to common land. At the front is a South facing strip of land with gated access. (Approx. 0.25 acres).

Workshop 14'4" x 13'1" (4.37m x 4m). Concrete floor. Stable door. Shuttered windows to the South & West. Power & Light.

Barn 16'4" x 14'4" (4.98m x 4.37m). Concrete floor. Power & Light. Electric meters. Water pipe (not connected at present but could easily be connected to mains). 4 Slit windows to the South. High level window to the North.

Loft Steps up to a storage loft.

Outside

North Council road, steep and twisty to the hamlet and common land.

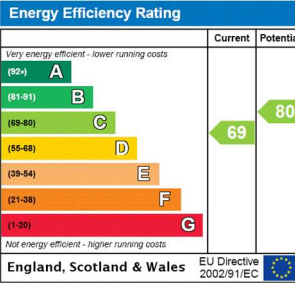
Rear South facing (Approx.) 0.25 acres paddock. Field gate access from common land. Fenced from neighbours fields. Ample space for stock, crops and parking or other uses.

Services & Access If buyers wish to develop the barn for alternative usages, an arrangement has been made to grant access, water and electric rights over common land, owned by Reeth estates. This would cost £30000. Details available.

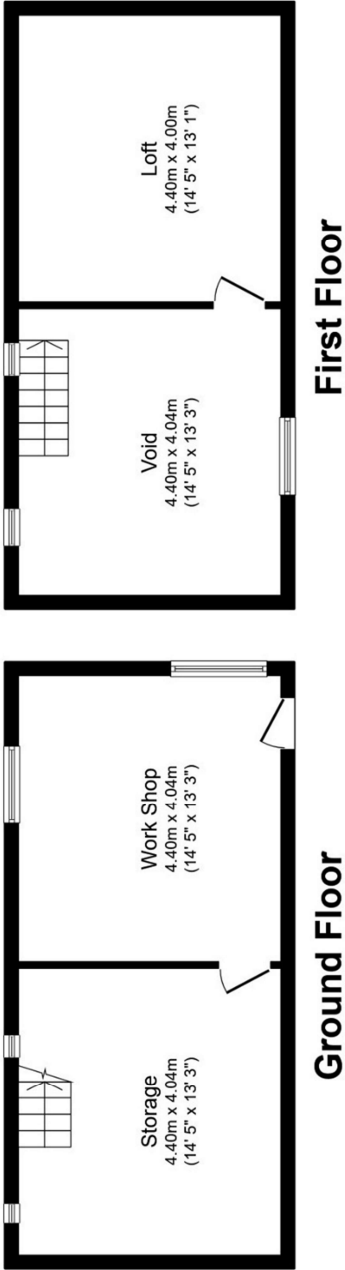
Agents Notes The listed building register refers to the barn as 'Byre To The West Of Simon's Garth' Listing UID 1318630.

18th Century Byre. rubble, stone slate roof. 2 Storeys. On front, facing village green. Projecting through stones 1 doorway with ashlar surround on each floor, also 1 later doorway to right. Crudely shaped kneels, ashlar copings included partly for group considerations.

A pre application R/05/119/ENQ1 states that the barn meets the location criteria for conversion to local occupancy and/ or holiday letting subject to a sensitive conversion. Further details available.



Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.