

Stonelands Cottages

Litton, Yorkshire Dales

STONELANDS FARMYARD COTTAGES & DUBB CROFT BARN, LITTON, NEAR SKIPTON, BD23 5QH

Grassington - 10 miles
Settle - 13 miles
Skipton - 17 miles
Harrogate - 32 miles

- WEBSITE - www.stonelandscottages.co.uk
- DETACHED 3/4 BEDROOM OWNERS/MANAGERS PROPERTY
- 5 WELL APPOINTED HOLIDAY COTTAGES ARRANGED AROUND A CENTRAL COURTYARD
- 3 INDIVIDUAL APARTMENTS
- SUPERB INDOOR SWIMMING POOL WITH SAUNA AND CHANGING FACILITIES
- EXCELLENT OUTDOOR PLAY PARK AND FOOTBALL PITCH
- EXTENSIVE PARKING AREA
- BEAUTIFUL SURROUNDING COUNTRYSIDE
- APPROXIMATE SITE AREA 6¼ ACRES (2.5 HA)

A SUPERB, WELL ESTABLISHED AND PROFITABLE HOLIDAY LETTING BUSINESS INCLUDING A 3/4 BEDROOM BARN CONVERSION, 5 COTTAGES AND 3 APARTMENTS TOGETHER WITH AN IMPRESSIVE INDOOR SWIMMING POOL COMPLEX, LOCATED IN THE BEAUTIFUL LITTONDALE VALLEY, ONE OF THE PRETTIEST AND UNSPOILT AREAS WITHIN THE YORKSHIRE DALES NATIONAL PARK.





LOCATION

Dubb Croft Barn is situated in the heart of the village, opposite the Queens Arms public house. Stonelands Farmyard Cottages are situated about ½ a mile to the south east of the village.

Litton is a small Dales village with a public house. There is another public house called The Falcon Inn in the neighbouring village of Arncliffe. A more extensive range of everyday facilities are available in Grassington and the market towns of Skipton and Settle.

Local attractions in the area include the Three Peaks, Malham Tarn & Cove, Bolton Abbey, Stump Cross Caverns, Kilnsey Horse Trekking Centre, Embsay & Bolton Abbey Steam Railway, Skipton Castle, Kilnsey Trout Farm, Bronte Parsonage Museum, Aysgarth Falls and The Forbidden Corner, to name but a few.

THE PROPERTIES

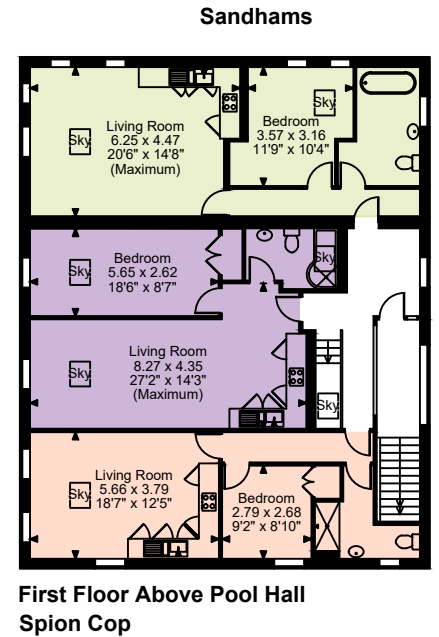
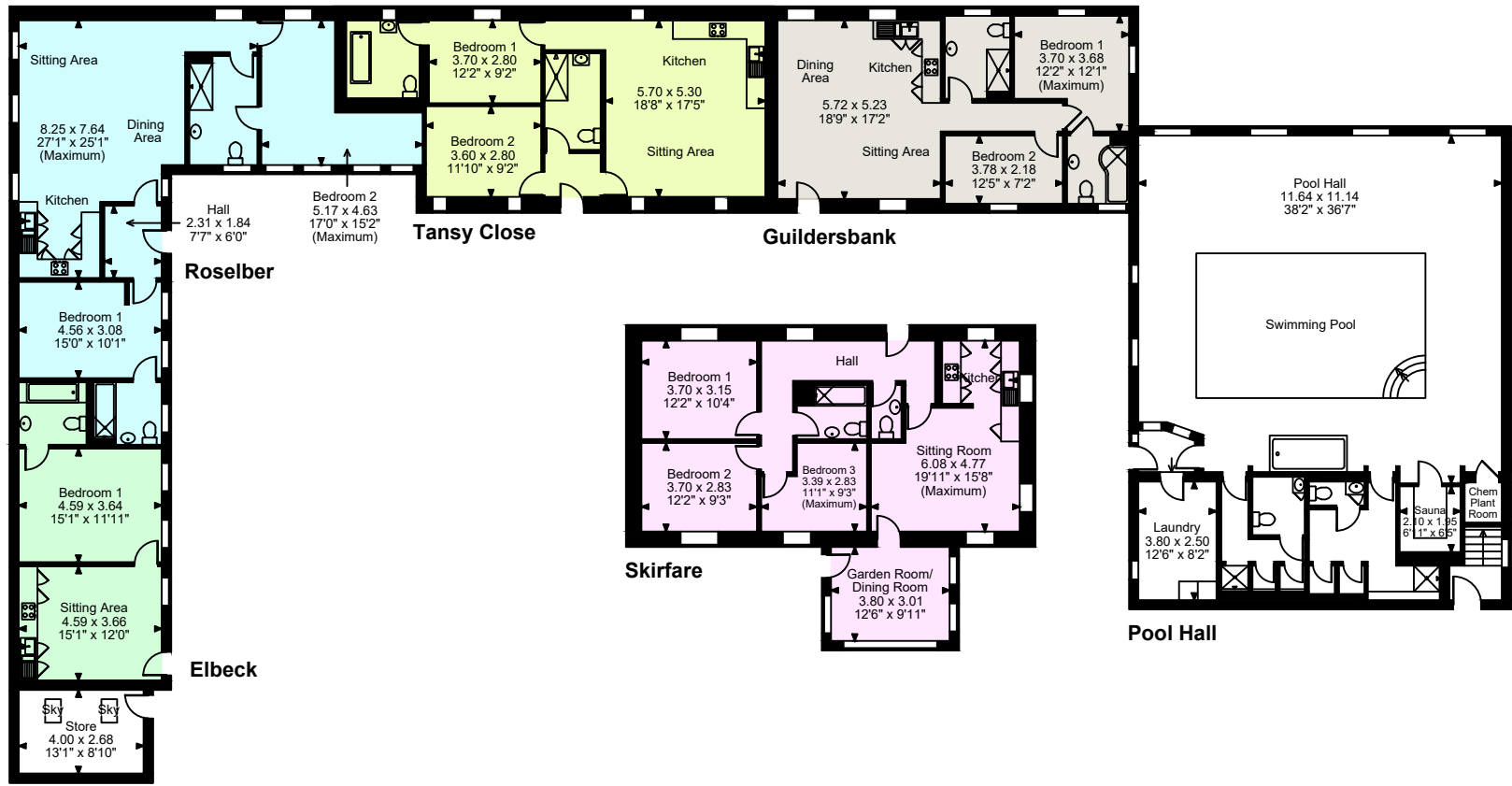
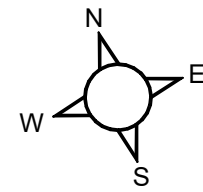
- DUBB CROFT BARN – A 3/4 bedroom detached barn conversion situated in the heart of the village
- GUILDERSBANK – Sleeps 4 guests (2 bedrooms)
- TANSY CLOSE – Sleeps 4 guests (2 bedrooms)
- ROSELBER – Sleeps 6 guests (2 bedrooms)
- ELBECK – Sleeps 2 guests (1 bedroom)
- SKIRFARE – Sleeps 6 guests (3 bedroom)
- SPION COP – Sleeps 2 guests (1 bedroom)
- HONEY POT – Sleeps 2 guests (1 bedroom)
- SANDHAMS – Sleeps 2 guests (1 bedroom)

HISTORY

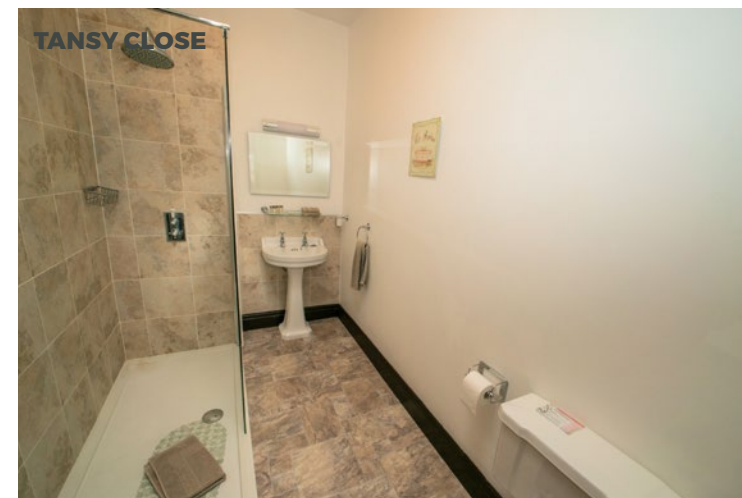
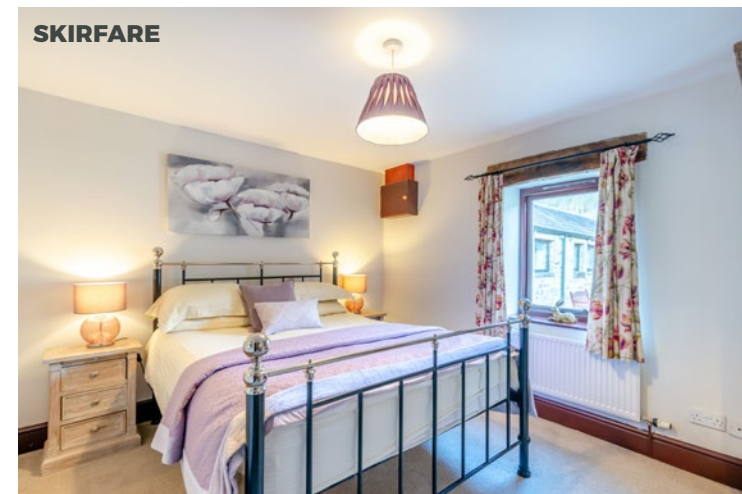
The current owners converted the original farm buildings into a selection of individual holiday cottages and apartments in 1994, since then they have thrived as a fantastic all year round holiday complex. The cottages and apartments are a unique cluster of family run, award winning properties, with many retaining their unique original features.



Stonelands Farmyard Cottages, Litton
Approximate Gross Internal Area
Total = 7,545 sq ft / 701 sq m



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 The position & size of doors, windows, appliances and other features are approximate only.
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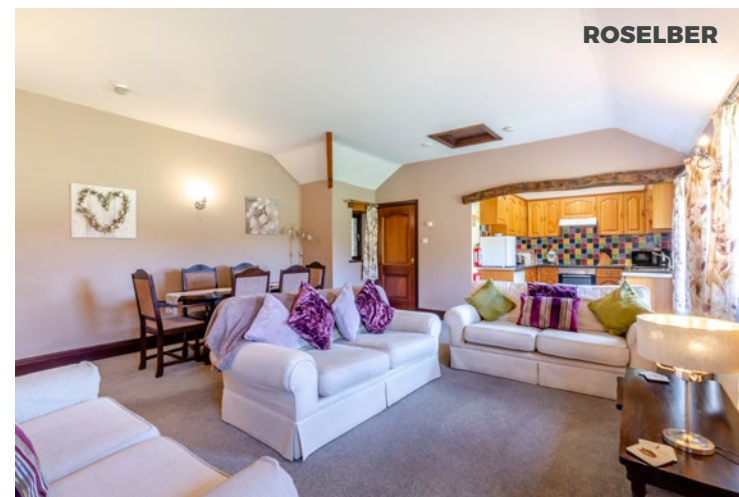




ROSELBER



ROSELBER



ROSELBER



ELBECK



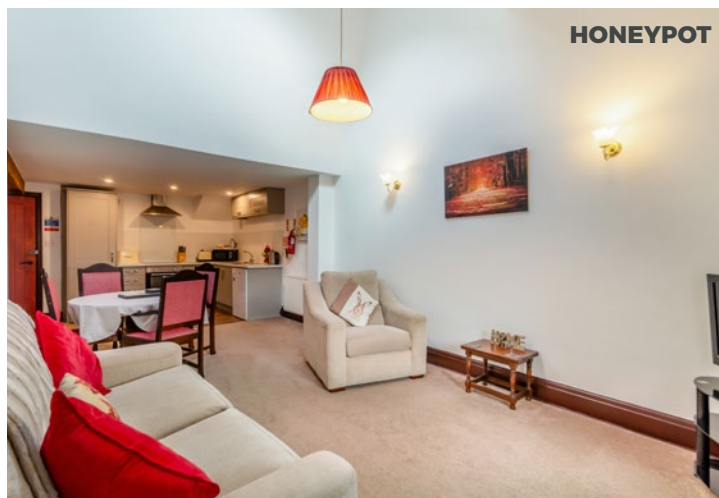
ELBECK



ELBECK



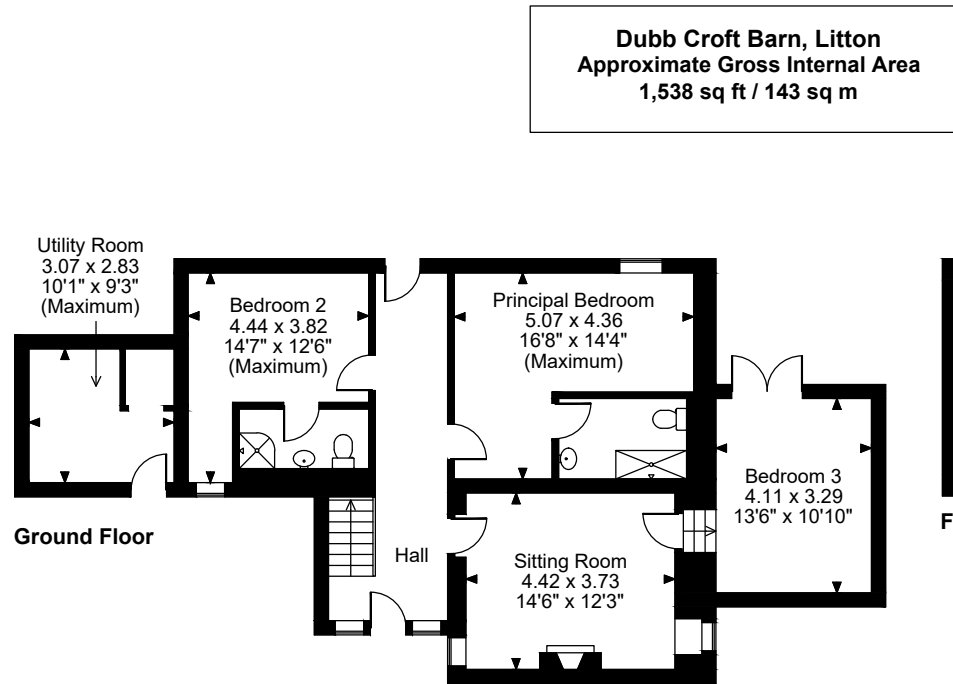
SANDHAMS



HONEYPOT



SPION COP



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 □□□ Denotes restricted head height
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THE BUSINESS

Stonelands Farmyard Cottages are open all year round. The business is VAT registered and was established 29 years ago. It is family run, very well established, highly profitable with a significant amount of repeat business and a strong level of forward bookings.

Dubb Croft Barn is occupied by the owners, but could be utilised as a managers house. It is tied to the lettings business and cannot be sold off separately.

Turnover for the year ended 31 March 2022 was £198,727, with a net profit of £116,350. Further trading information can be provided to bona fide purchasers.

ADDITIONAL INFORMATION

Services

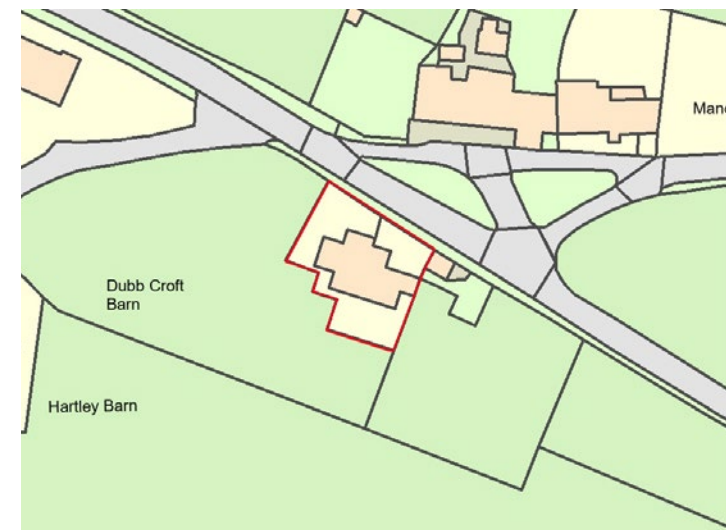
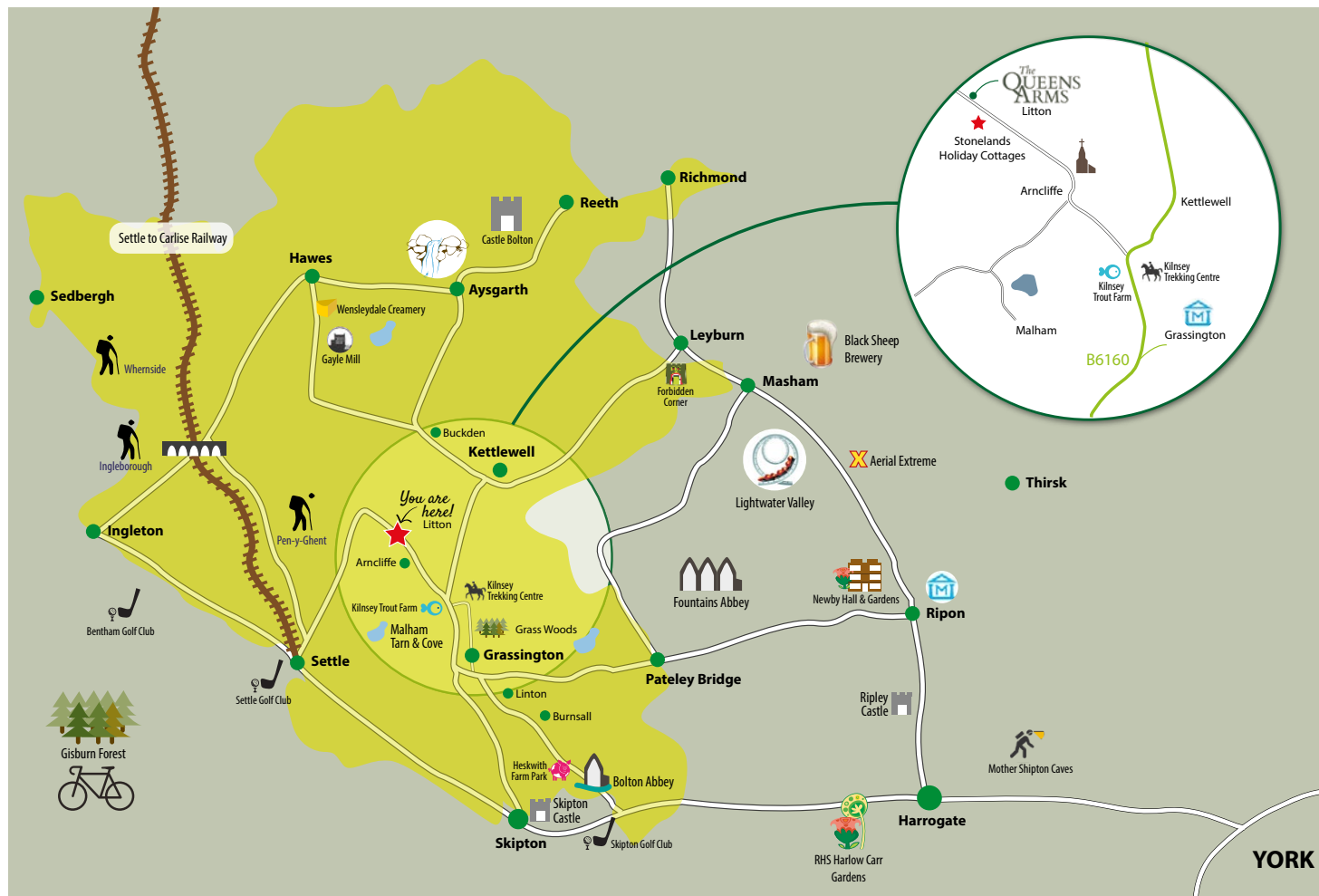
Cottages: Mains electricity. Spring water supply – filtered and ultraviolet and tested by the council every 6 months. Sewage treatment plant for drainage. Biomass boiler for heating and hot water – registered with the non domestic renewable heat incentive scheme – 11 years to run and returning approximately £15,000 per annum. Broadband provided by Boundless Networks Ltd.

Dubb Croft Barn: Mains electricity. Spring water supply – filtered and ultraviolet and tested by the council every 6 months. Sewage treatment plant for drainage. Oil fired central heating. Broadband provided by Boundless Networks Ltd.

Viewing: Viewings need to be arranged through Carter Jonas in Harrogate – 01423 523423. The business is operational and appointments will only be possible at certain times, so as not to inconvenience guests.

Directions - BD23 5QH

From Skipton proceed on the B6265 towards Grassington. Shortly after Threshfield village, continue on the B6160 through Kilnsey. Half a mile past Kilnsey there is a turning left to Arncliffe/Litton. Take this left turn and proceed to Arncliffe. Turn right in Arncliffe, passing the school and over the bridge. Follow the road round to the left. After a further mile or so, there is a large layby on the right. The entrance to Stonelands Farmyard Cottages is signposted a short distance along on the left. Dubb Croft Barn is situated in the village itself, opposite the Queens Arms public house.





Harrogate 01423 523423

Harrogate@carterjonas.co.uk

Regent House, Albert St, Harrogate HG1 1JX

carterjonas.co.uk

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