



BLEAFLATT BARNS, RAVENSTONEDALE

Kirkby Stephen | CA17 4NL



HEWETSON & JOHNSON

A rare chance to acquire a traditional range of stone barns with detailed planning consent for their redevelopment into a detached 4 bed house of over 2,175 sqft, within the Yorkshire Dales National Park, with adjoining ground extending to approximately 1.32 acres.

Additional land extending to 5.28 acres with permitted development consent for an agricultural barn may be available by separate negotiation. Please refer to the site plan which shows the barns and 1.32 acres edged in red and the additional 5.28 acres edged in black.

LOCATION

The barns are in the open countryside near the charming village of Ravenstonedale. The village has 2 acclaimed pubs and a nursery school. Kirkby Stephen is 5 miles away and has excellent local facilities including primary and secondary schools and local stores. The area is well known for its stunning scenery, and wild landscapes.

Sedbergh, with its renowned private school, is 11 miles away. Junction 38 of the M6 is 8 miles to the west.

Kendal (22 miles), at the edge of the Lake District within a UNESCO World Heritage site has more extensive shopping. Oxenholme railway station is just outside Kendal and is on the West Coast Main line between London and Glasgow and Edinburgh.

Postcode: CA17 4NL

What3Words: ///decently.feasting.mealtime



PLANNING

The barns benefit from detailed planning consent (Ref: E/12/93) dated 6th November 2024 for the conversion of 3 traditional stone barns to form a single dwelling house. This includes the provision of a new linked section, package treatment plant and improved access.

The planning consent is for the conversion of the existing range of stone barns into a 4 bedroom detached house with approximately 2,175 sqft of internal converted accommodation.

AGRICULTURAL BARN

Planning consent (Ref: E/12/111A) dated 28th July 2023 has been acquired for the erection of a new 60’ x 30’ (18.40m x 9.30m) steel portal framed agricultural barn clad in Yorkshire Boarding with a fibre cement roof. The eaves height is 12’ (3.66m). This consent is on the additional land, available by separate negotiation.

UTILITIES

A new borehole provides water to the site and field troughs. A quote from ENWL has been obtained for a mains electrical connection. B4RN (Broadband for the Rural North) have provided a cable to site. The purchaser would be responsible for making their own enquiries into the provision of new, or the capacity of the existing utilities on site.

PUBLIC FOOTPATH

A public footpath bisects the 1.32 acre plot in the south east corner of the land.



