



# Swarthghyll Farm

Oughtershaw, Buckden, Skipton, North Yorkshire, BD23 5JS



RobinJessop







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### An Outstanding Small Rural Estate in the Heart of the Yorkshire Dales National Park with 100 Acres of Land

- A Unique Farm in a Stunning Rural Location
- A Diverse Range of Lifestyle & Business Opportunities
- Substantial Three/Four Bedroom Farmhouse
- Traditional Cobbled Courtyard
- Newly Constructed Detached Bungalow
- Three Self-Contained Apartments
- Residential 40 Guest Bunk Barn
- Two Further Apartments
- Approximately 100 Acres of Land
- Planning Permission Granted for a Swimming Pool & Spa
- **Guide Price : Offers in Excess of £1.95M**

#### INTRODUCTION

We are delighted to receive instructions to place Swarthghyll Farm on the open market by our Vendors who have transformed the property and land during their ownership.

The property briefly comprises a quite unique rural farm which provides considerable potential to continue with the diverse range of lifestyle and business opportunities from the range of traditional barns and outbuildings. As such, the property provides potential for further establishing farming, leisure, tourism, forestry and energy production.

The property is located strategically on the Dales Way footpath and as such, provides tremendous opportunities to develop the business further and the leisure elements of the property which include a bunk house which sleeps 40, three walkers' flats which can accommodate up to 8 people in total, a part developed barn which has planning permission for a swimming pool and spa together with annexe and potential staff flat.

Uniquely, it is understood that the courtyard to the rear of the property is one of its kind in the Yorkshire Dales and has been used in filming and TV productions over the years.

In essence, Swarthghyll Farm is a "hidden gem" with considerable further potential and will appeal to a variety of purchasers. An early viewing is advised.

#### SITUATION

Swarthghyll Farm is situated approximately half way between Hawes and Settle and approximately 1½ miles from the nearest hamlet of Oughtershaw. The property is beautifully situated in a private valley and access from the public road is taken via a privately-owned track.

A range of local amenities can be found in the traditional market town of Hawes which is very popular with tourists and walkers. The larger market town of Sedbergh is situated within 45 minutes' drive which also provides a first-class private school. Skipton is also situated within 45 minutes' drive and provides additional shopping facilities together with a hospital and main rail links.

The property is rural yet accessible and is situated within approximately 1 hour of the M6 motorway and is also accessible to the A684 which then leads to the A1(M) and the North East Railway Line, again within 1 hours' drive.

#### DESCRIPTION

Swarthghyll Farmhouse briefly comprises a substantial traditional stone-built period farmhouse with a stone flagged roof. The property has been modernised to exacting standards yet retains many character features and benefits from having a bio-mass heating system.

The property is usually entered into via a stable door leading into the kitchen diner. This is a traditional country kitchen which has a tiled floor throughout and features a good range of wooden fitted units complemented by an Aga. There is a Belfast sink with appliances including a dishwasher, electric oven with grill and an undercounter fridge. There is ample space for a dining table together with direct access to a wonderful pantry with stone shelves providing excellent storage.

There is a formal dining room with an oak floor which makes an excellent space for entertaining and hosting. The living room has a multi fuel stove set within a stone surround. An impressive turned staircase leads up to the first floor where there are three double bedrooms including one with an ensuite bathroom. Each bedroom has an excellent view of the valley and surrounding rural landscape. The large house bathroom features a walk-in shower cubicle, WC, hand basin and a roll-top freestanding bath.

Adjoining Swarthghyll Farmhouse is a fully self-contained unit which would make an excellent space for a dependant relative or older independent child/ren. This apartment can be accessed via an inner hallway which leads off the kitchen. It comprises a sitting room with multi fuel stove and bespoke library shelving, a boot room/independent access from the courtyard, a kitchen which is currently used as a laundry room/utility and

a first-floor bedroom together with ensuite shower room and small kitchenette which can also be accessed directly via external stone steps.

Swarthghyll Farmhouse is complemented by a front and side garden which is mostly laid to lawn with flower beds, patio areas, established trees and shrubs which make it very private.

#### BUNKBARN

To the north side of the courtyard, a very substantial barn has been created into a large bunk house which can accommodate up to 40 people in various dormitories. This barn is built into the hillside and on the upper ground floor, there is a large communal kitchen, substantial common room with impressive feature beams and a games/party room, again with feature beams to the ceilings. The barn is used regularly for walkers, school groups and educational visits but it offers huge potential to further use for intimate weddings, family gatherings and events.

#### WALKERS APARTMENTS

To the east side of the courtyard, the traditional stone barn has been divided up to create three walkers' apartments. There are two apartments on the ground floor which each have an open plan kitchen and living room, a double bedroom and a shower room. To the first floor is a larger apartment with an open plan kitchen and living room together with two double bedrooms and a shower room.

These have been well utilised and offer comfortable accommodation well suited for walkers who use the Dales Way walk and provides a first-class business stream which could be developed further.

To the west side of the courtyard, lies a partially converted barn with further potential and a first-floor apartment which has just been recently converted to a high specification. This is accessed by external stone steps and comprises an impressive open plan kitchen with quality fitted kitchen and appliances, a living area with multi fuel stove, a stylish ensuite shower room and a mezzanine floor with double bedroom. This could also be used for rental use or for guest accommodation.

DETACHED BUNGALOW

The newly constructed bungalow lies to the north of the farm steading in a quiet and secluded location with excellent panoramic views. It stands well in an elevated position and is well screened from the main property. It is important to note that this does require completion but is at first fix level and will require windows and doors to be fitted. The bungalow is subject to an agricultural restriction and could be used as staff accommodation if required.

FARMBUILDINGS & LAND

The farm buildings are situated away from the main farm steading yet and comprise a range of modern general-purpose portal framed agricultural buildings. These include covered sheep handling facilities and are also suitable for a range of livestock housing, machinery storage and various lifestyle uses. One of the three buildings is home to the array of solar photovoltaic cells (20 kilowatts) and the wind turbine is also located adjacent to the farm buildings. It is also felt that there is further opportunity to develop a hydro electric scheme on the estate for those discerning purchasers who have an interest in being self-sufficient.

The property is complemented by approximately 100 acres of mixed grass and woodland which provides that all important amenity value. The land

also supports an active farm use including sheep and beef settlers, as well as a range of Environmental Stewardship, Forestry and Natural Capital development.

Future buyers could potentially farm the land themselves or enter into another agreement. Alternatively, a lifestyle buyer may wish to consider planting trees or ‘re-wild’ hillside areas of land.

Importantly, the whole farm is heated and provided with hot water via a commercial biomass system which is eligible to receive RHI Payments.

In summary, Swarthghyll Farm provides the unique opportunity to purchase a quite unique and substantial small rural estate in a quiet and secluded location in the very heart of the Yorkshire Dales. It is rare for such a property to come onto the open market and provides a wide range of opportunities for a complete lifestyle change and to expand the already established business. An early viewing is therefore strongly advised.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01677 425950 or 01969 622800.

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office.

We will then take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is being offered for sale initially by Private Treaty. If you would like to discuss any matter concerning this sale, then please kindly record your interest with Mr. Tim Gower MRICS as soon as possible and preferably in writing enabling us to keep you informed as to how we propose to conclude the sale.

TENURE

Freehold with vacant possession which will be given upon completion.

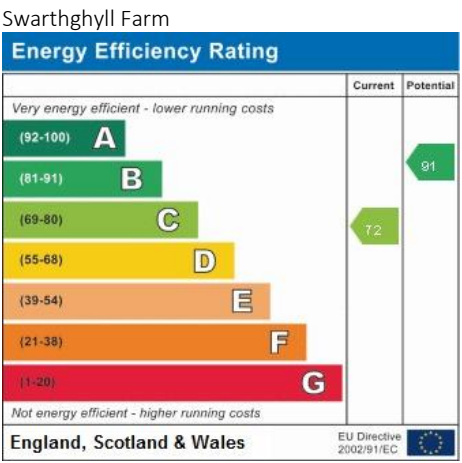
COUNCIL TAX

Band D.

BUSINESS RATES

Rateable Value : £17,500

ENERGY PERFORMANCE CERTIFICATES



The Bunk Barn – Rating D/92

Cotton Grass – Rating F/129

Ragged Robin – Rating F/131

The Studio – Rating A/9

Top Floor Flat – Rating C/53

BOUNDARIES

The Vendors will only sell such interests (if any) as they may have in the boundary fences, ditches and walls and other boundaries separating this property from other properties not belonging to them.

PLANNING

Planning permission has recently been granted for the Farm Manager’s bungalow on the site. This is subject to an Agricultural Occupancy Condition and has been partly constructed.

ENVIRONMENTAL SCHEMES

Swarthghyll Farm is enrolled in various Schemes and full details are available upon request.

BASIC PAYMENT SCHEME

The Basic Payment Entitlements, as updated, are available by separate negotiation.

SERVICES

Mains electricity. Spring water supply (ultra violet treated and regularly tested). Private drainage into a modern treatment plant. Biomass heating. Broadband connection available. Solar panels and wind turbine electricity generated supplies.

FIXTURES AND FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

SPORTING RIGHTS

It is understood that the sporting rights are in hand and are owned with the property.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

Driveway:  
///outlined.nylon.lines

Swarthghyll House:  
///impulse.decisions.belonging

LOCAL AUTHORITY

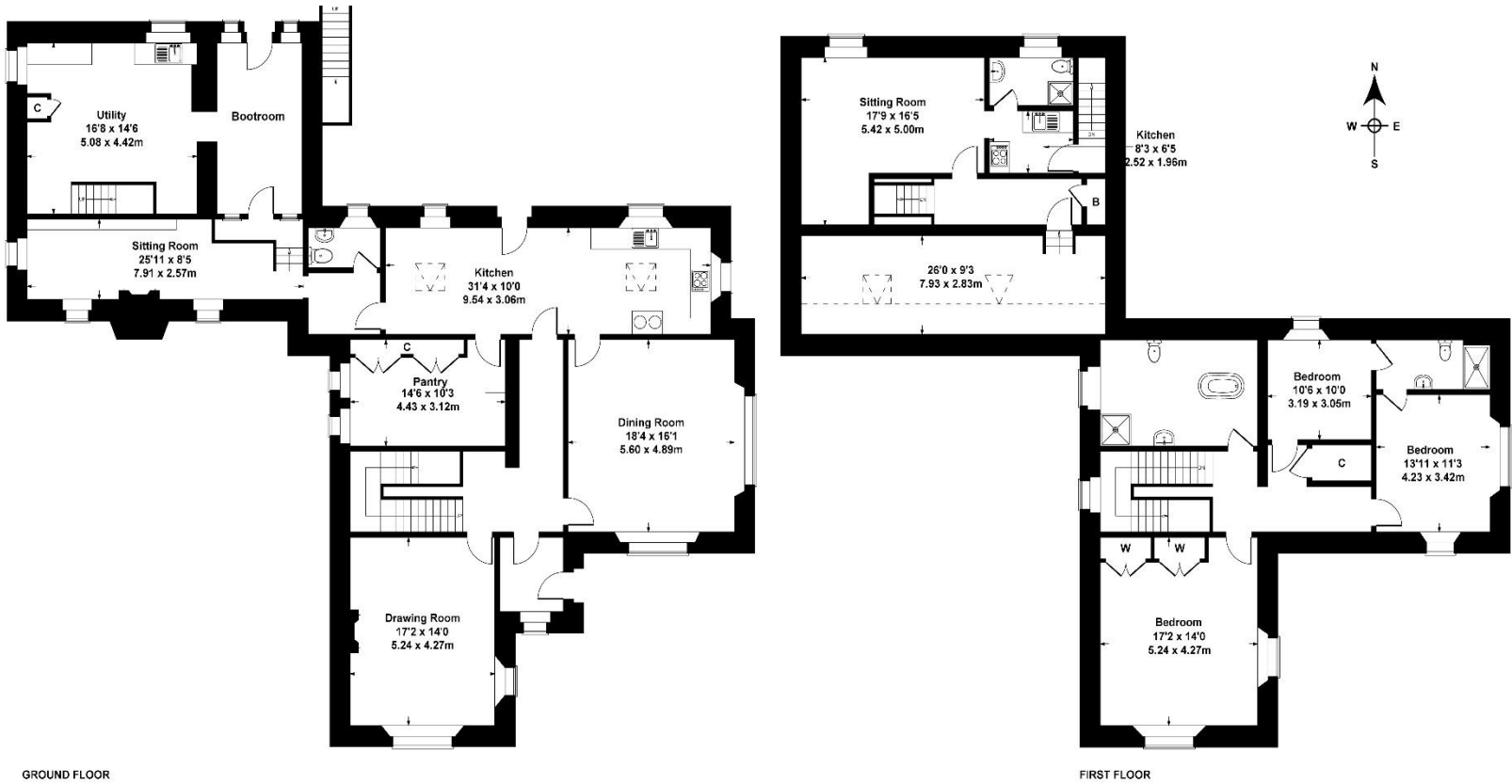
North Yorkshire Council, County Hall, Racecourse  
Lane, Northallerton, North Yorkshire, DL7 8AD.  
Tel : 01609 780780

PLANNING AUTHORITY

Yorkshire Dales National Park Authority, Yoredale,  
Bainbridge, Leyburn, North Yorkshire, DL8 3EL.  
Tel : 01969 652300

Swarthghyll Farm House, Oughtershaw, BD23 5JS

Approximate gross internal area  
339 sq m - 3649 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023







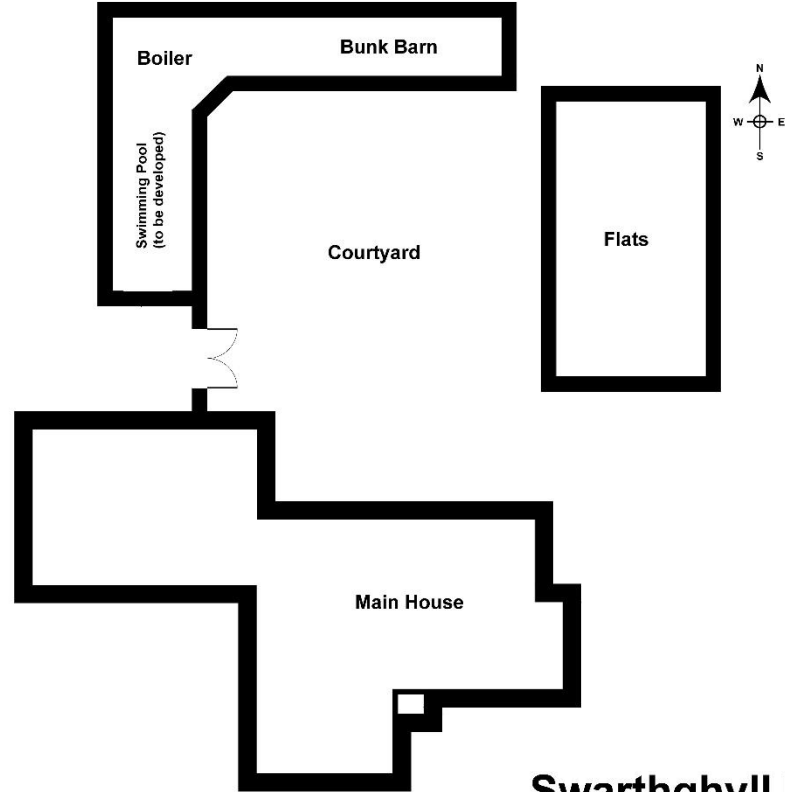






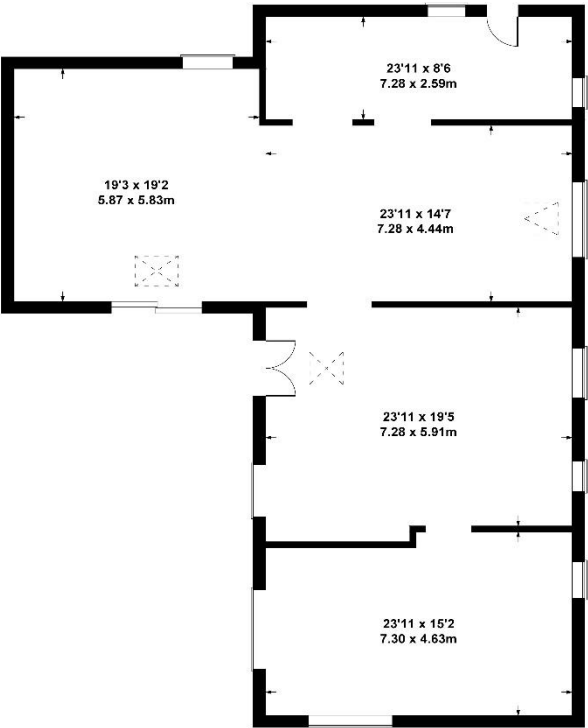


Layout, Swarthghyll Farm, Oughtershaw, BD23 5JS



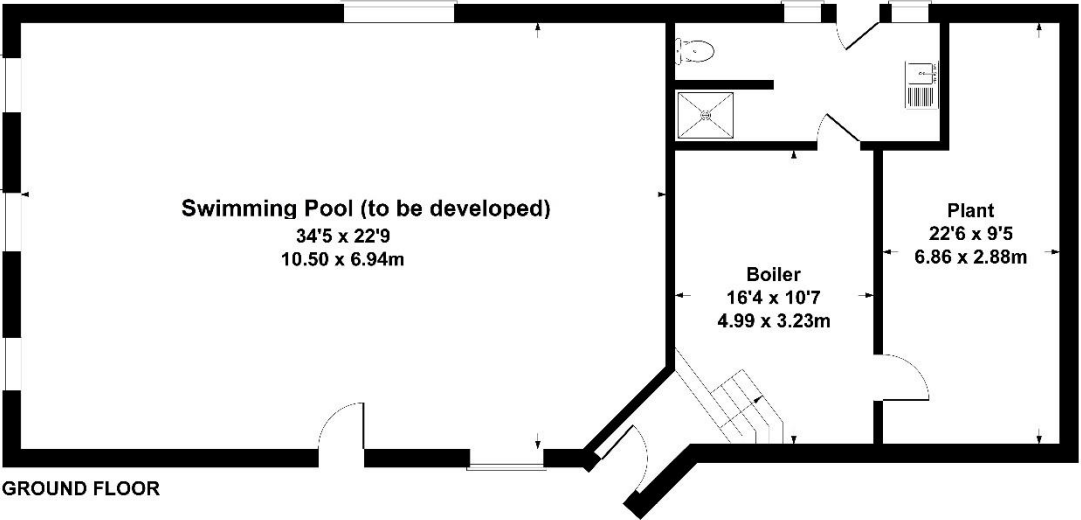
The Bungalow, Swarthghyll Farm, Oughtershaw, BD23 5JS

Approximate gross internal area  
163 sq m - 1755 sq ft



Swarthghyll Farm, Oughtershaw, BD23 5JS

Approximate gross internal area  
117 sq m - 1259 sq ft





**The Flats, Swarthghyll and Flat Swarthghyll, BD23 5JS**  
Approximate gross internal area  
221 sq m - 2379 sq ft

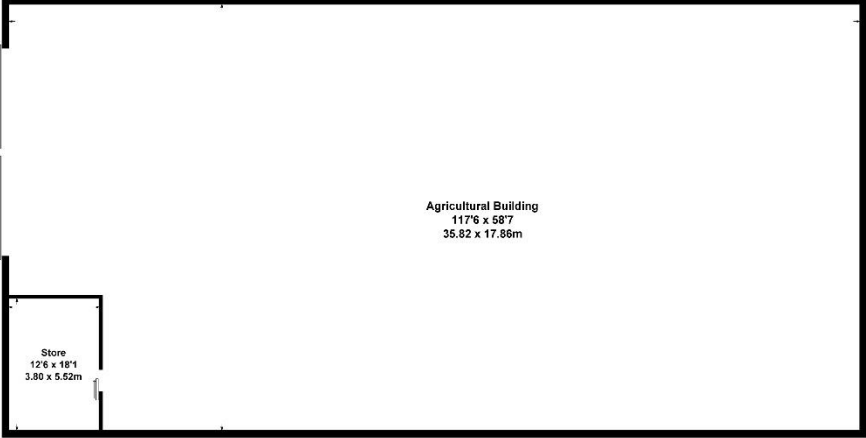
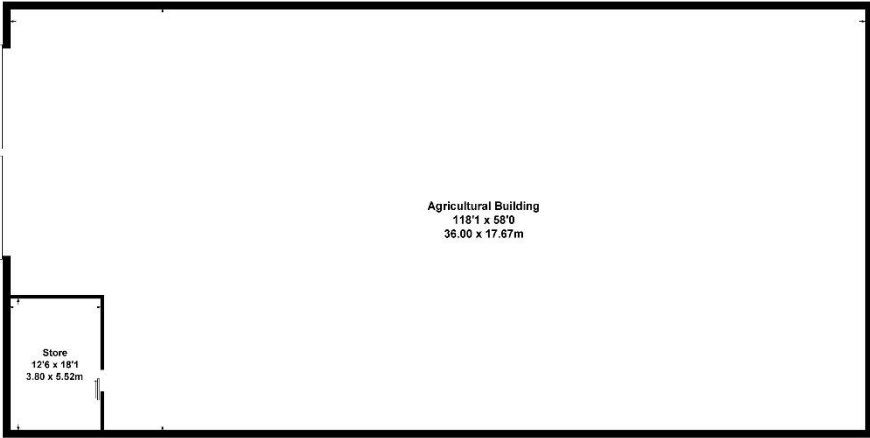


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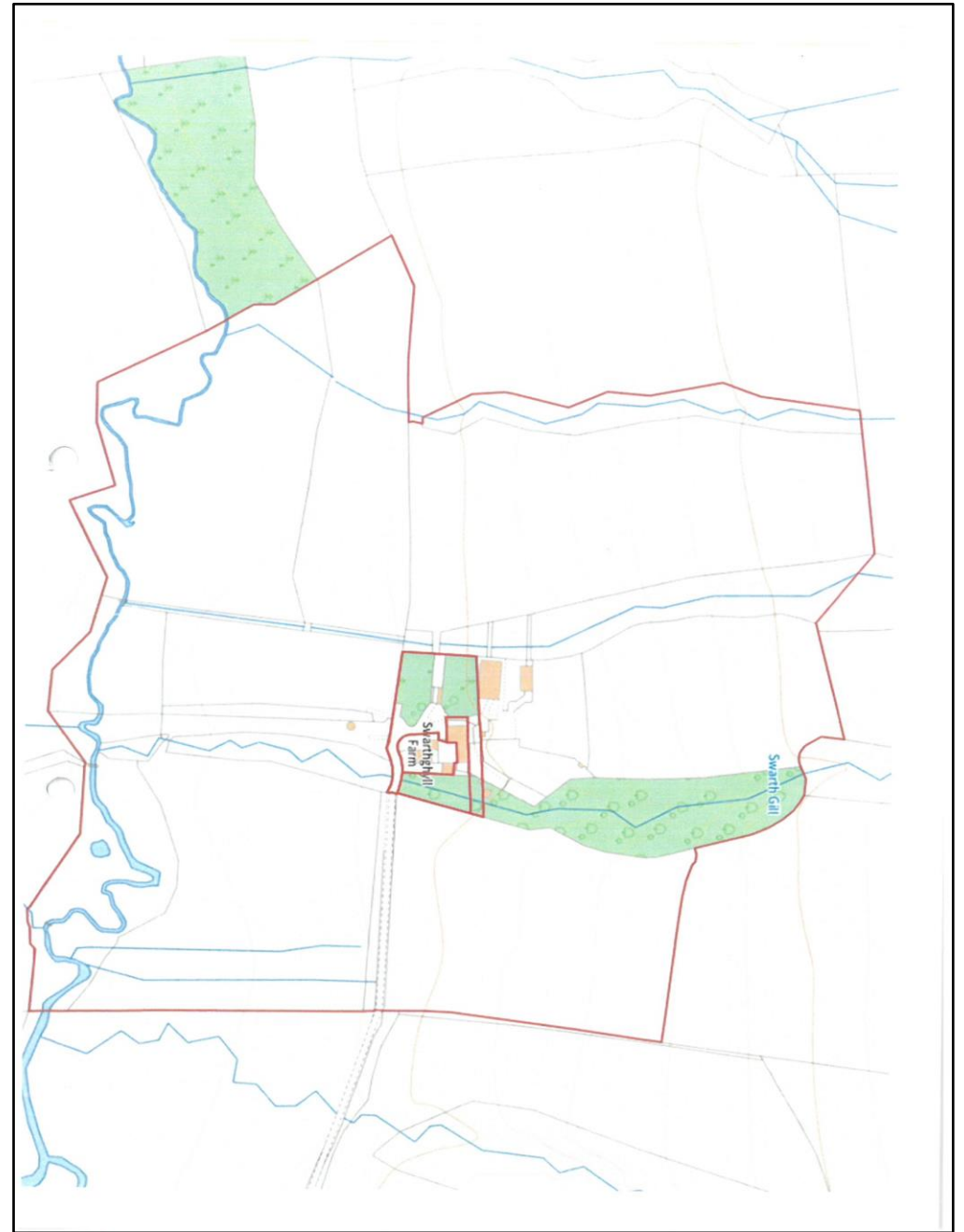
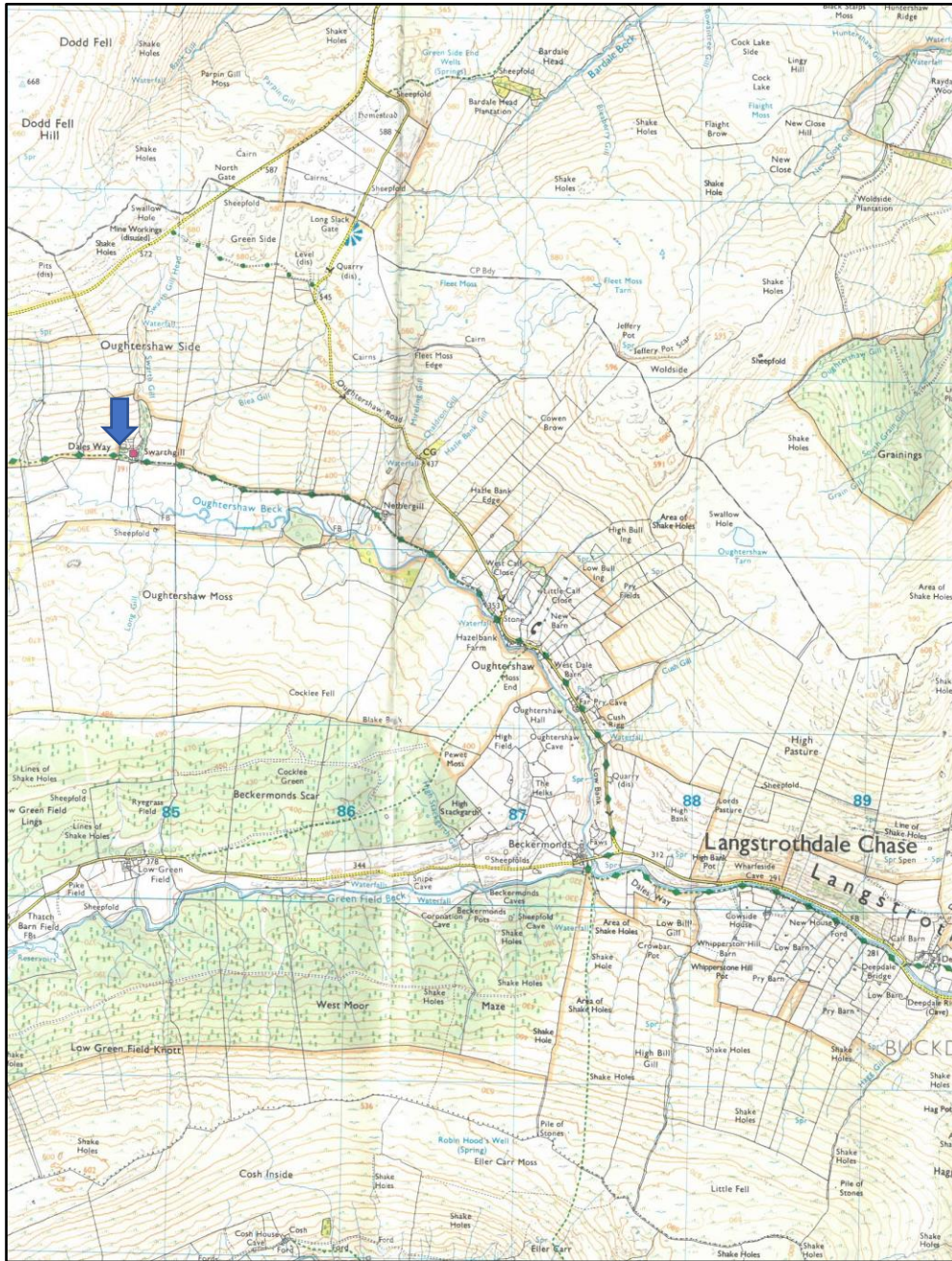
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**Outbuildings, Swarthghyll Farm, Oughtershaw, BD23 5JS**  
Approximate gross internal area  
1276 sq m - 13735 sq ft











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