



Spen House Farm

Skellgill Lane, Askrigg, Leyburn, North Yorkshire, DL8 3JG



Robin Jessop

A SUBSTANTIAL GRADE II LISTED DETACHED FARMHOUSE WITH ADJOINING BARN & 2 ACRES APPROX IN A STUNNING ELEVATED POSITION

- Grade II Listed Detached Farmhouse
- Elevated Position with Stunning Views of Wensleydale
- Four Double Bedrooms
- Extensive Range of Attached Barns with Development Potential (Subject to Planning)
- Gardens & Grounds with Woodland Area & Bee Boles
- Excellent Outdoor Space with Ample Parking for Several Vehicles
- Land Extending to 1.97 Acres with Substantial Field Barn
- Additional Land Extending to 1.87 Acres is Available as Lot 2 By Separate Negotiation
- Sought After Rural Yet Accessible Location
- Guide Price Range: £600,000 - £650,000

SITUATION

Askrigg 1 mile. Hawes 5 miles. Leyburn 13 miles. Richmond 19 miles. Bedale 23 miles. All distances are approximate.

The property is located adjacent Skellgill Lane which is approximately 1 mile west from the village of Askrigg. Askrigg is a large and popular village with a range of amenities including 3 public houses, a village store, craft shop, tea room, primary school and church. The location is rural yet accessible for the larger market towns of Hawes and Leyburn where there is a further wide range of amenities and facilities.

The property enjoys stunning panoramic views towards Addleborough and across Upper Wensleydale.

DESCRIPTION

Spenn House Farm is a substantial and attractive Grade II listed detached house which is situated in a quiet, elevated position above the village of Askrigg. The property is spacious with accommodation extending to approx. 1700ft² across two floors and whilst some updating is required, it offers immediate potential as a large family home.



The property is entered with a door leading through into the living room which has a log burning stove set in a stone fireplace. An inner hall has a staircase leading up to the first floor with an under-stair storage cupboard, and provides access to a useful utility room with a separate cloakroom, and the family kitchen diner. This room is dual aspect and features a range of fitted units with an electric oven and space for an under counter fridge. There is ample space for a family dining table with a useful cupboard and a feature fireplace.

To the first floor there are total of four double bedrooms, each of which enjoys a nice outlook across the open countryside. The main bedroom features fitted wardrobes and has two windows to the front. There is also a house bathroom with WC, basin, bath with shower over and an airing cupboard. Usefully, just off the fourth bedroom, is a large storage room. This can be accessed via the bedroom or via an external access at the back. This offer immediate potential to be incorporated into the house to create another bedroom or home office.

The property is complemented by an adjoining barn which offers immediate potential for further development if required, subject to planning approval. The barn is substantial and would make excellent ancillary accommodation if required but also offers great storage. One of the barns has ground floor access, with the second accessed via an external stone staircase.

The property is further complemented by an enclosed walled garden at the front with impressive bee-boles which make an attractive feature. There is a further woodland area at the side together with ample parking to the front for a number of vehicles. The property has the benefit of 1.97 acres of land to the rear and side with a further detached stone barn which provides excellent animal shelter and has running water. An additional field extending to 1.87 acres is available as Lot 2 by separate negotiation.

The property will appeal to those looking for a rural yet accessible family home, or buyers looking for a property with land for keeping sheep or horses. Viewing is advised.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

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 where we can 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 initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

Please note that a further area as edged in blue is also available by separate negotiation.

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. **///operated.joints.inviting**

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band D.

SERVICES

Mains electricity Mains water. Septic tank drainage. Oil fired central heating.

LOCAL AUTHORITY

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

LOCAL PLANNING AUTHORITY

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



Produced on Land App, Apr 16, 2025
© Crown copyright and database rights 2025 (licence number 100059532)

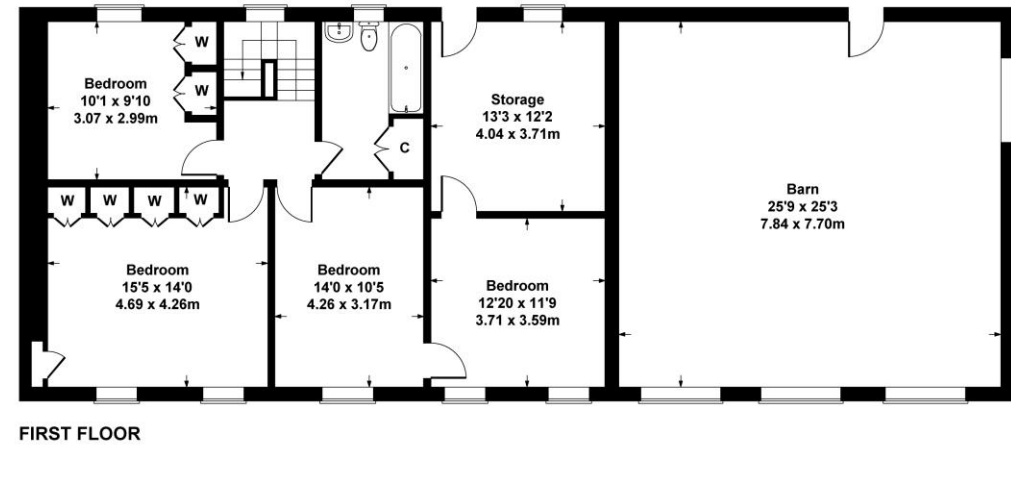
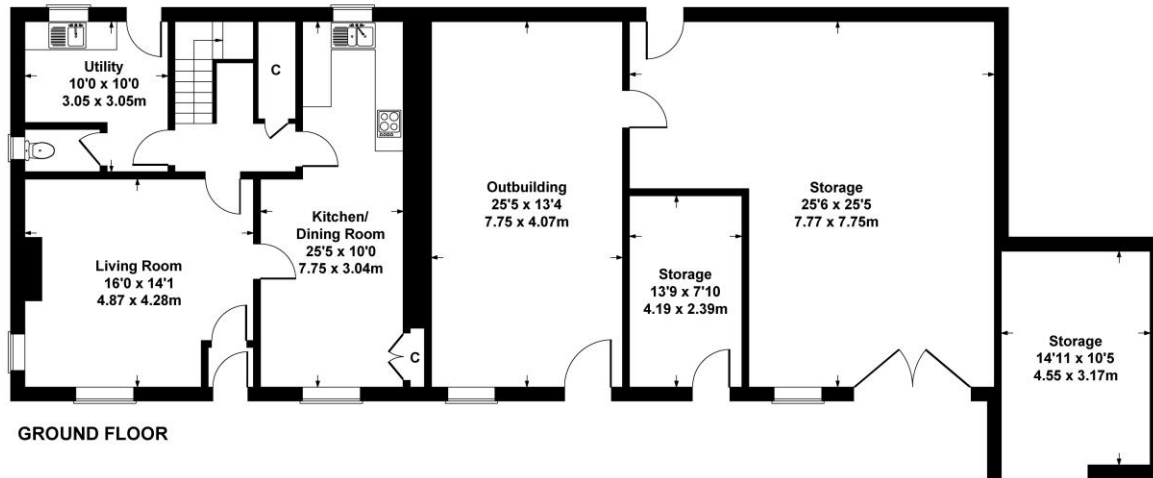
Plan For Identification Purposes Only

50 m
Scale 1:1663 (at A4)



Spen House, Askrigg, DL8 3JG

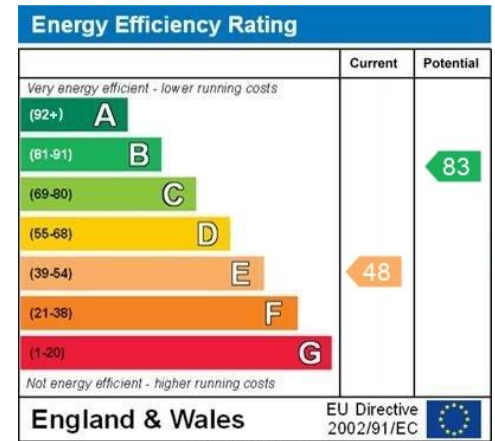
Approximate gross internal area
House - 155 sq m - 1668 sq ft
Outbuilding - 171 sq m - 1841 sq ft
Total - 326 sq m - 3509 sq ft



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. 2025



Robin Jessop Ltd
info@robinjessop.co.uk
01969 622800
01677 425950
www.robinjessop.co.uk

Important Notice: Robin Jessop Ltd, their clients and any Joint Agents give notice that: They are not authorized to make or give any representations or warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is planning potential, Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

