



# Penhill Farm

West Witton, Leyburn, North Yorkshire, DL8 4ND



Robin Jessop



# A UNIQUELY POSITIONED STUD FARM WITH 66.9 ACRES & STUNNING FAR REACHING VIEWS

- Traditional Three Bedroom Detached Farm House
- A Range of Stone Stables & Tack Rooms
- First Class General Purpose Building Equipped with Monarch Stabling and Partitioning
- Newly Constructed Horse Walker
- 66.9 Acres of Land
- Excellent Established Stud/Equestrian Farm
- Stunning Views Across Middleham Gallops
- Guide Price Range: £1.0M – £1.25M

## SITUATION

West Witton 1 mile, Leyburn 3 miles, A1(M) Leeming Bar 25 minutes, Teesside 1 hour, Newcastle and Leeds Bradford Airports - 1 hour 15 minutes (all distances and times are approximate).

Penhill Farm is uniquely situated just beneath the top of Penhill, which is a renowned local landmark in the heart of the Yorkshire Dales. It stands superbly with panoramic views over the Vale of York together with the well-used Gallops to the front and Wensleydale Valley to the north.

It is very well placed in relation to the thriving market town of Leyburn and within easy reach of the renowned racing hub of Middleham. The location is also within commuting distance for the larger centres of Harrogate, York, Leeds as Darlington.

## DESCRIPTION

Penhill Farm comprises an attractive opportunity to purchase a productive equestrian property which is currently used as a stud farm. The property has potential for other lifestyle uses being a ring fenced small farm within the Yorkshire Dales National Park.

The traditional farmhouse is stone built and offers good sized accommodation comprising a large kitchen diner with snug area and fireplace, a living room, a useful utility providing access to the rear courtyard and a cloakroom. To the first floor there are three double bedrooms and a modernised bath/shower room with separate WC. The property presents opportunities and a purchaser may look to create further accommodation by extending into the attached two storey barn (subject to planning).





Externally the property is complemented by a private rear garden with a patio to the side.

There is a large courtyard to the rear with a range of stabling, tack rooms and an office with staff room.

There is a substantial modern, general purpose barn which is fitted with monarch stables and partitioning allowing stabling for 19 horses. There is electric and a water supply to the building. To the rear there is an undercover horse exercising area which could be used as further stabling, together with an examination room with horse stocks. Usefully, construction is ongoing for a horse walker which will provide additional horse exercising facility.

The property has planning permission to build a 20X15M barn to house 8-10 stables and a large undercover storage area.

The property is complemented by a total of 66.9 acres of grassland which is sound pasture and meadowland and suitable for grazing horses or other uses. The land is divided into useful paddocks with stone walled boundaries and post and rail fencing, recognized as the best standard for studs. The land has a spring water supply which also serves the house and buildings.

Overall, Penhill Farm offers a unique opportunity to purchase an established stud farm in a stunning and well positioned location. The property will appeal to those wishing to have a change of lifestyle and those with equine interests or those looking to run a small farm in a popular rural location.

#### **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 the plan is for identification purposes only and is not to scale.

## 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.

**///importers.graduated.tinted**

## FIXTURES & FITTINGS

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

The assets of the current business may be purchased subject to valuation.

## TENURE

Freehold with vacant possession.

## EASEMENTS, RIGHTS OF WAY, WAYLEAVES & RESTRICTIONS

The property is sold subject to and with the benefit of all rights of way, whether public or private, light, water, drainage, sewage, support and easements and other restrictive covenants existing and proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipes whether mentioned in these particulars or not. Without prejudice to the foregoing:-

1. The land is split by Flint Lane which is a green lane which provides good access to all the land.

## SPORTING RIGHTS & MINERAL RIGHTS

The sporting rights and mineral rights are included in the sale with the exception of the area shaded blue which are reserved out to a third party.

## COUNCIL TAX

Band E.

## SERVICES

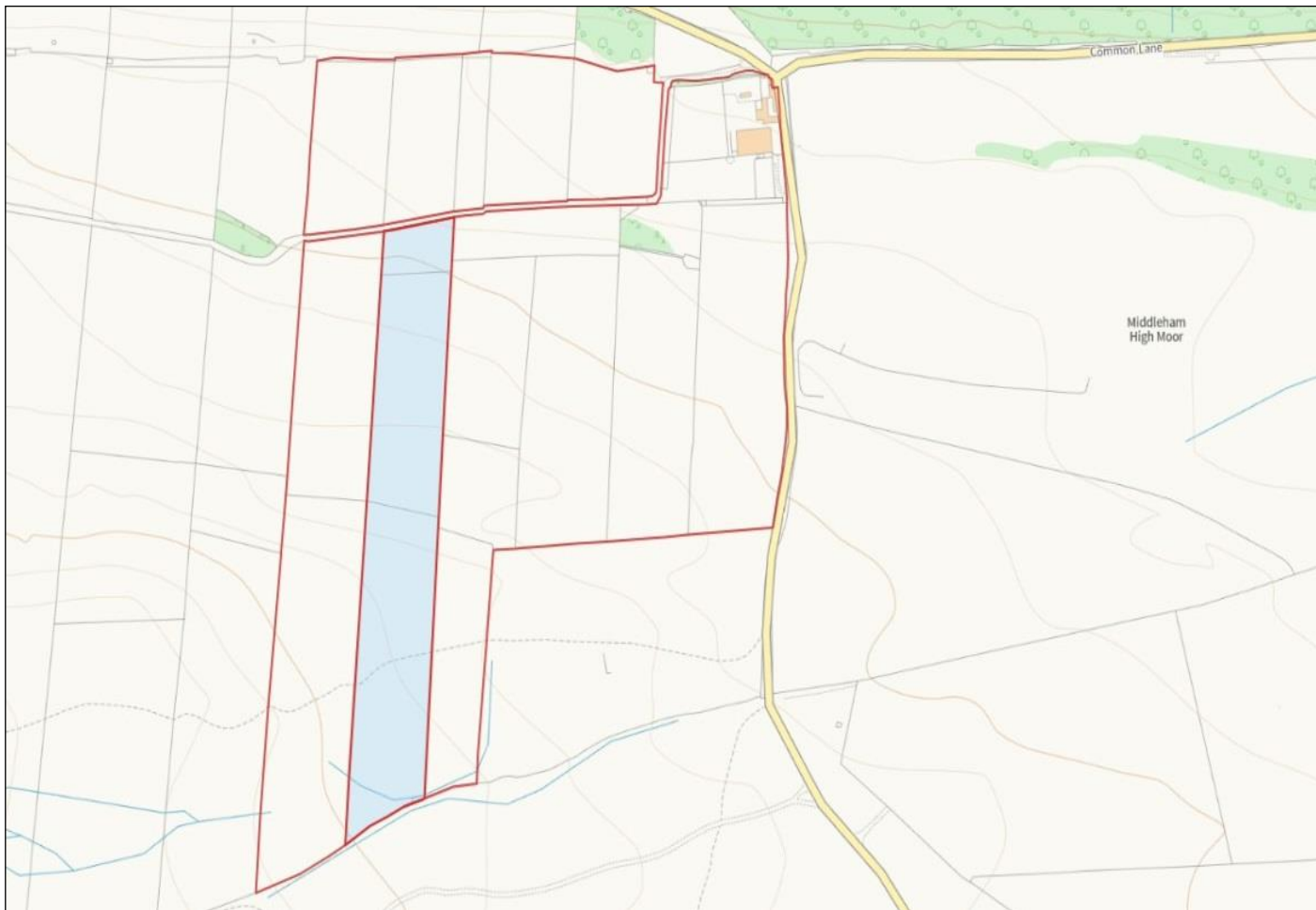
Mains electricity. Private water supply from a spring which serves the fields and the farm steading. Drainage is to a septic tank. Oil fired central heating. The property has the benefit of a free high speed broadband connection and a £750 payment per year for hosting a mast is received (further details available upon request).

## 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



## Penhill Farm, West Witton

Approximate gross internal area  
House - 137 sq m - 1475 sq ft  
Outbuilding - 229 sq m - 2465 sq ft  
Total - 366 sq m - 3940 sq ft

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+)	45	94	
A			
(81-91)			
B			
(69-80)			
C			
(55-68)			
D			
(39-54)			
E			
(21-38)			
F			
(1-20)			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



### 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.

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