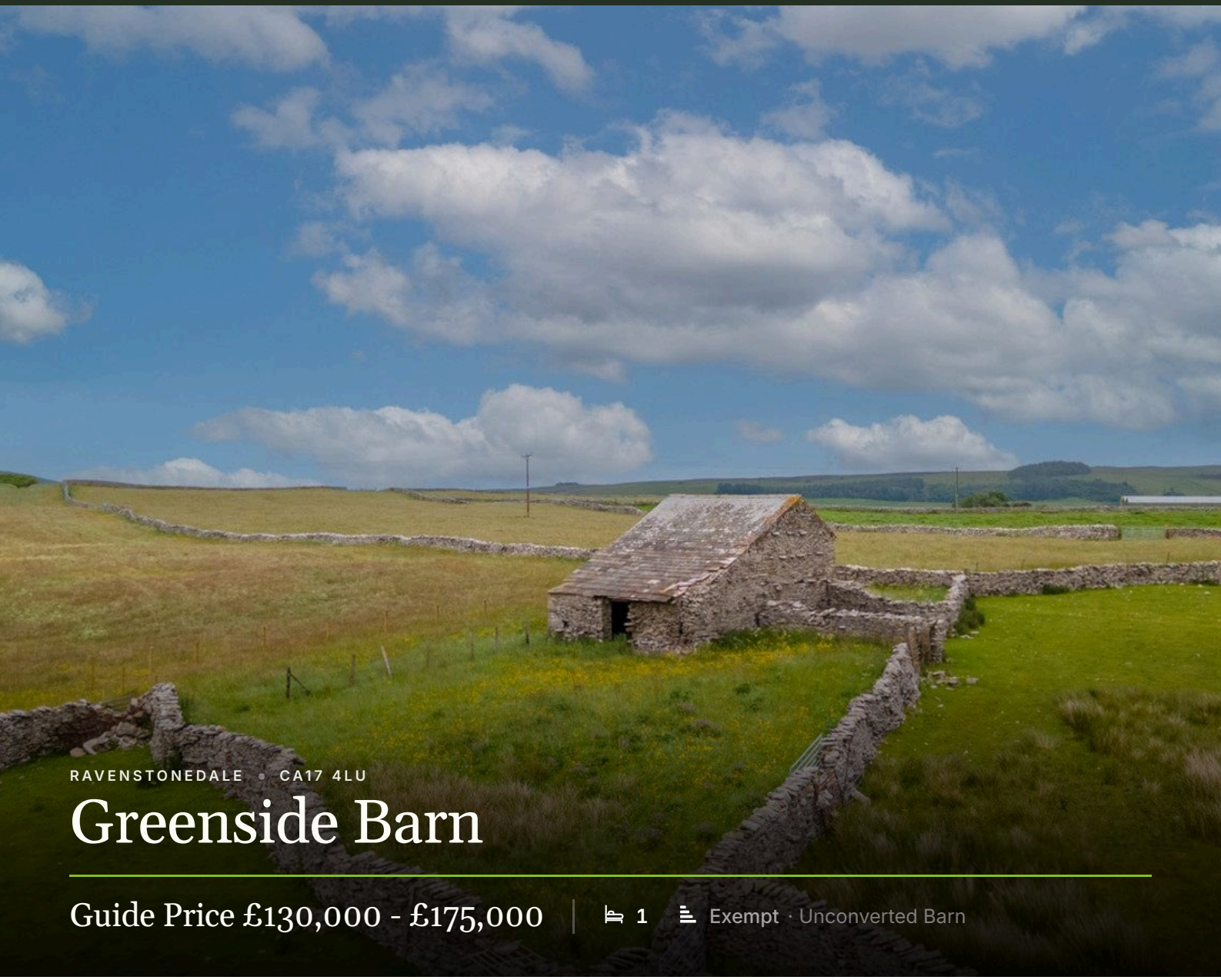
J.R. HOPPER & Co. Est. 1886



RAVENSTONEDALE • CA17 4LU

Greenside Barn

Guide Price £130,000 - £175,000

1 | Exempt · Unconverted Barn

AT A GLANCE

- Unrestricted Planning Permission Granted for a One Bedroom Dwelling
- Spectacular Countryside Setting on the Edge of Ravenstonedale
- Outstanding Views and Walking Routes from the Doorstep
- Private Parking Space Planned
- Allocated Garden Area Included
- Approved Septic Tank Drainage Scheme
- Easy Access to Kirkby Stephen, Sedbergh and the Howgill Fells
- Excellent Investment, Holiday Let or Lifestyle Opportunity
- Chain Free Sale

LEYBURN 01969 622936 | HAWES 01969 667744 | SETTLE 01729 825311 | KIRKBY STEPHEN 01768 258002

Central Chambers, Market Place, Leyburn, DL8 5BD · enquiries@jrhopper.com · www.jrhopper.com

THE PROPERTY

Unrestricted Planning Permission Granted for a One Bedroom Dwelling

Greenside Barn is a superb detached stone barn, occupying a truly spectacular position on the edge of the sought-after village of Ravenstonedale.

Nestled at the foot of the magnificent Howgill Fells in the beautiful Eden Valley, Ravenstonedale is a charming and unspoilt Cumbrian village. Ravenstonedale benefits from a nursery school, two well-regarded public houses, and a welcoming community atmosphere. The market town of Kirkby Stephen is approximately seven miles away, which provides a wide range of amenities including a primary and secondary school, healthcare services, independent shops and cafés.

Greenside Barn presents an exciting development opportunity. Full planning permission without any occupancy restrictions has been granted for the conversion of the barn into a charming one-bedroom dwelling. Externally, the property enjoys outstanding rural surroundings with stunning views and direct access to an extensive network of walking routes. Provision has been made for a private garden and parking area, while consent has also been granted for the installation of a septic tank drainage system.

A hardcore access track is nearing completion in accordance with the approved plans, over which Greenside Barn will benefit from a right of access.

The planning application reference is E/12/114. The full planning application, along with the plans can be viewed on the Yorkshire Dales National Park website.

An ideal investment, holiday let, or rural lifestyle project.

> *"Spectacular Countryside Setting on the Edge of Ravenstonedale*

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GALLERY

Every room, inside and out












REQUEST THE VIDEO VIEWING

Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through Greenside Barn properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE
VIDEO VIEWING

Produced 24 October 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 PROPERTY DETAILS

Barn

The barn is a detached stone built barn.

Services

No services currently connected. Electric is close by (other side of field) Bore hole for the water supply would need to be installed. Water treatment plant would need to be installed.

Planning Permission

Planning permission was granted in 2023 for the conversion of the barn into a two-storey residential dwelling, with open-plan living accommodation on the ground floor and a double bedroom with en-suite facilities on the first floor. The permission was due to expire in October 2026. However, the vendors commenced works to the approved access track on 21st October 2026. The Yorkshire Dales National Park Authority has since provided written confirmation, dated 22nd October 2026, that these works constitute commencement of development under the existing planning permission. The Authority has also confirmed that the access track must be completed in accordance with the approved plans and the conditions of the permission. A copy of the written confirmation is available upon request, along with the relevant planning documentation. Planning Application Number: E/12/114 The planning permission has no occupancy restrictions.

Access & Rights of Way

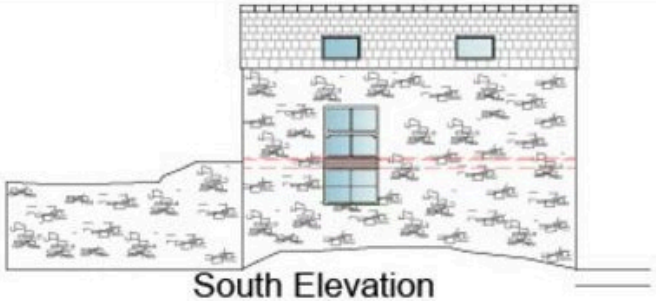
Access to Greenside Barn is via a privately owned track, which will remain in the ownership of the neighbouring landowner. Greenside Barn will benefit from a right of access over this track. The purchaser will be required to contribute, alongside neighbouring property owners, towards the maintenance of the private road between the cattle grid and the access track, as and when required. More information is available upon request.

what3words

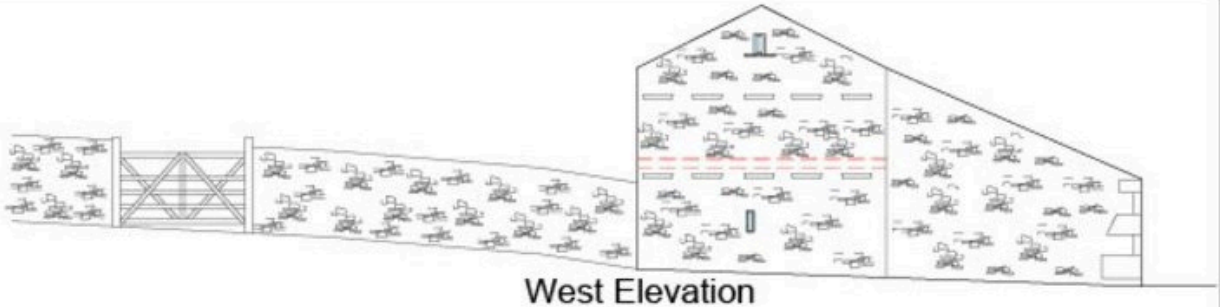
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> *Outstanding Views and Walking Routes from the Doorstep*

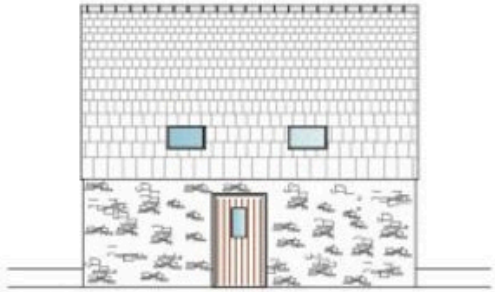
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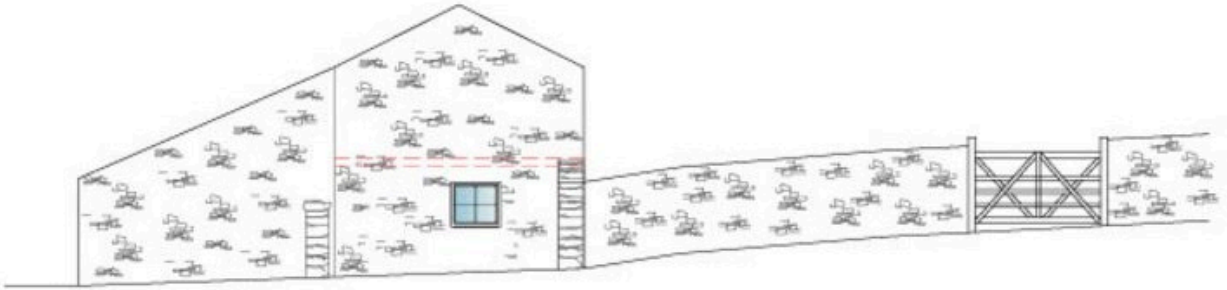
South Elevation



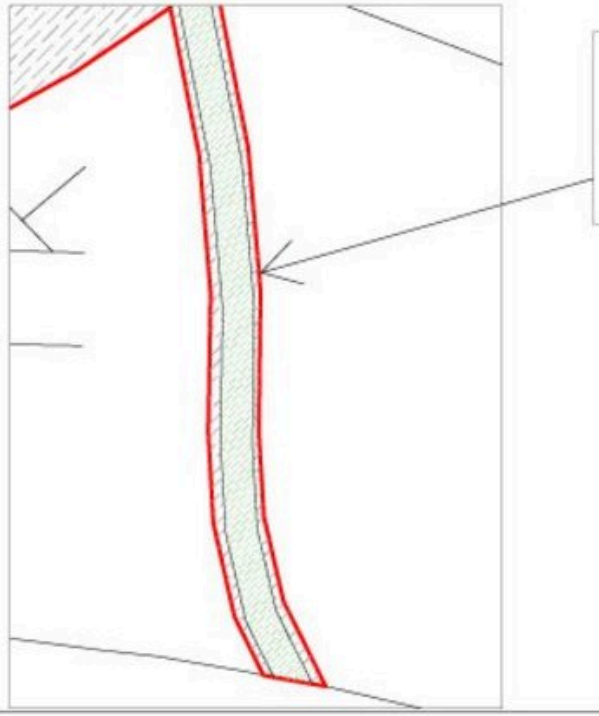
West Elevation

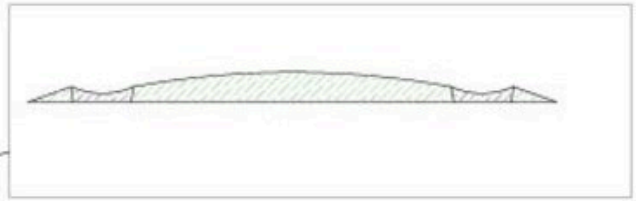


North Elevation



East Elevation





Cross Section showing construction of Track
Scale 1/25

Proposed track to follow the contours of the current land. With grassed section central and twin wheeled hardcore track as per shown above and on map scaled 1/250

AMENDED

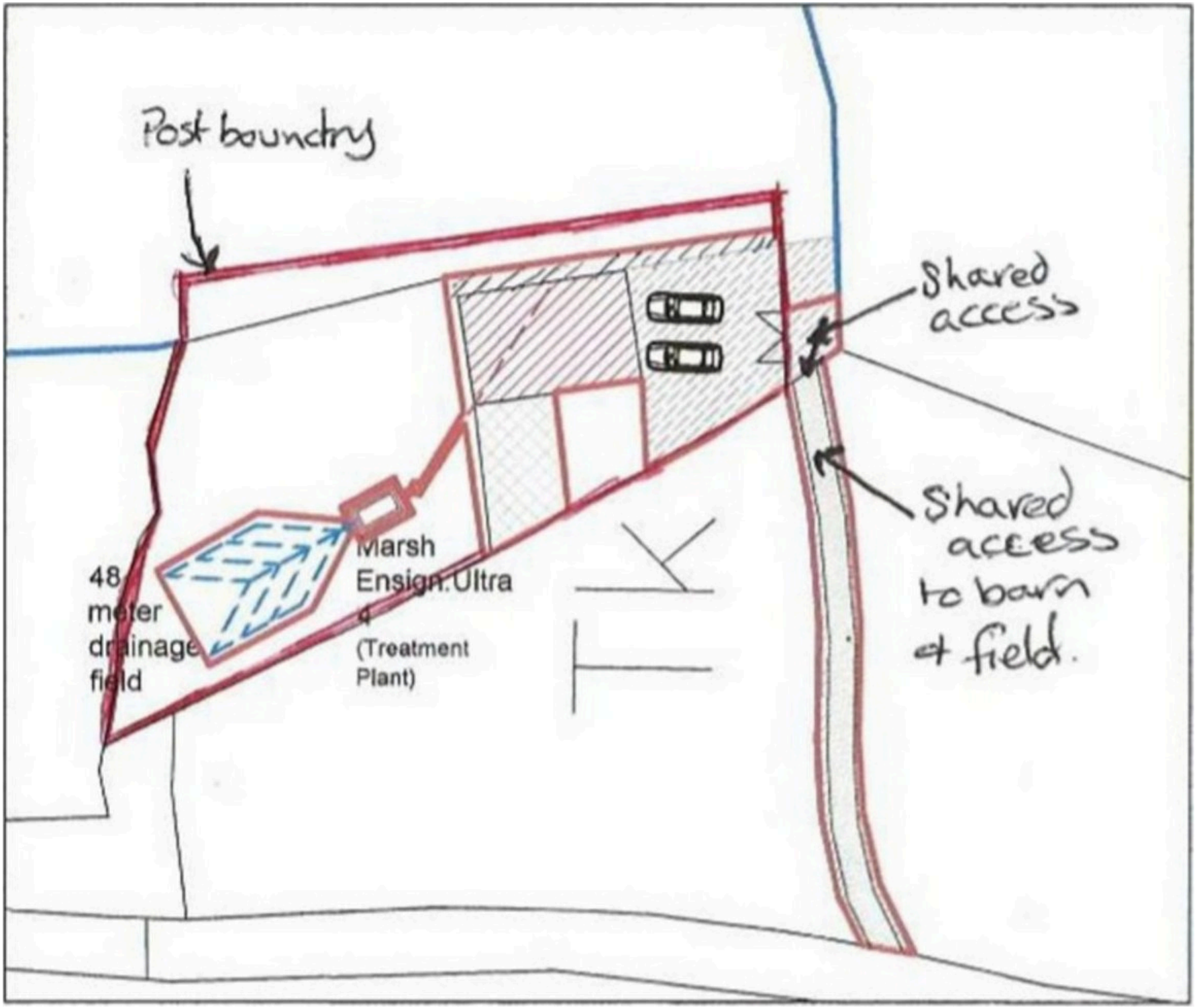
17/10/23

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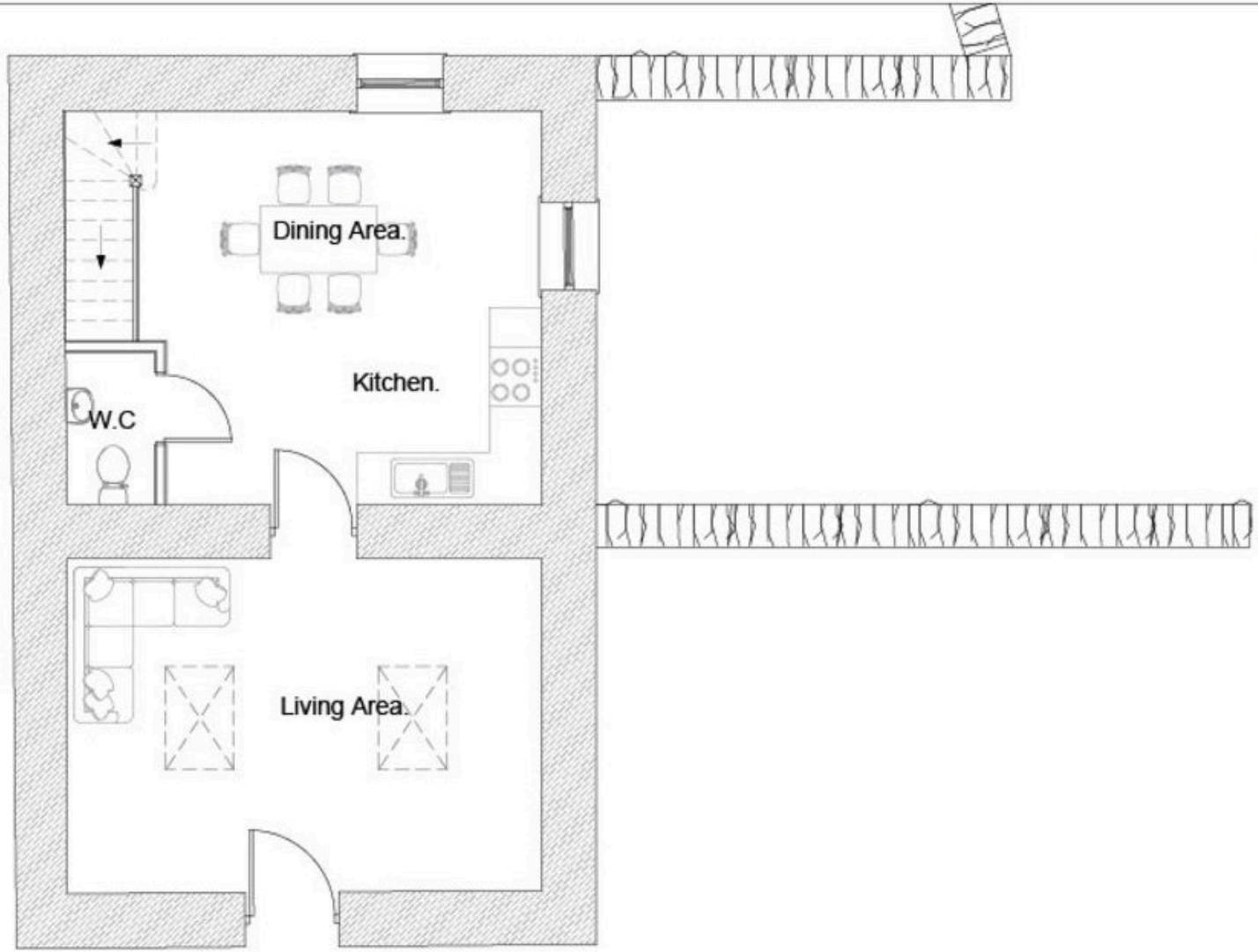
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Address	Low Greenside, Ravenstondale, Kirby stephen,Cumbria
Title Project	Proposed Elevations– DWG05 Rev B Barn Conversion Planning Application Drawing
Scale	1/100, 1/250 & 1/25

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17/10/23

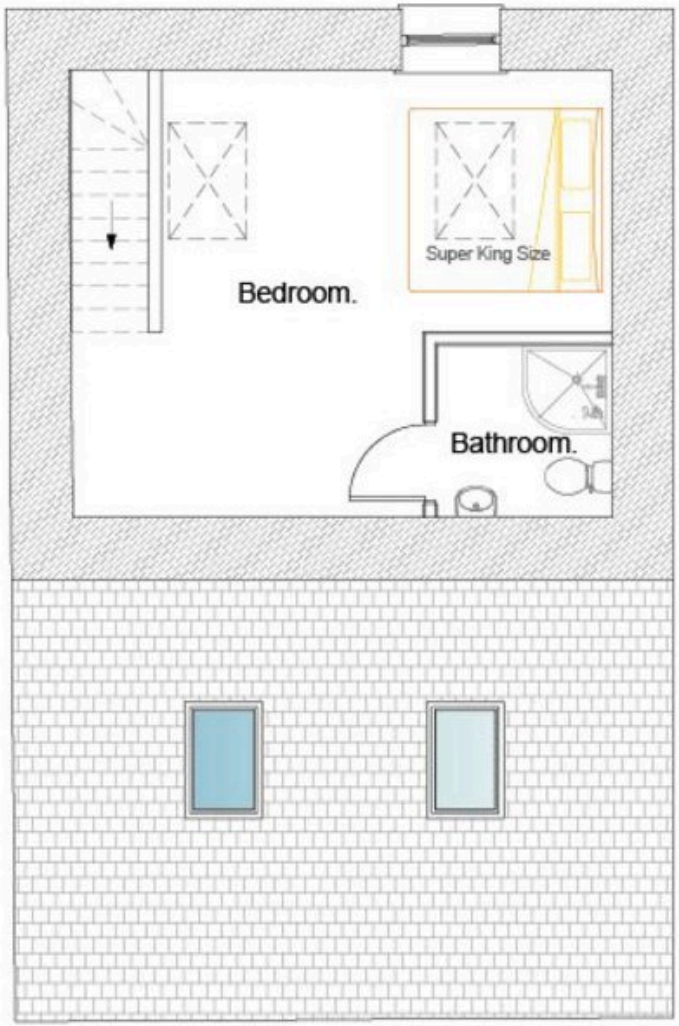
Proposed Ground Floor Plan

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Address	Low Greenside, Ravenstondale, Kirby stephen,Cumbria
Title Project	Proposed Ground Floor Plan- DWG03 Rev B Barn Conversion Planning Application Drawing
Scale	1/50

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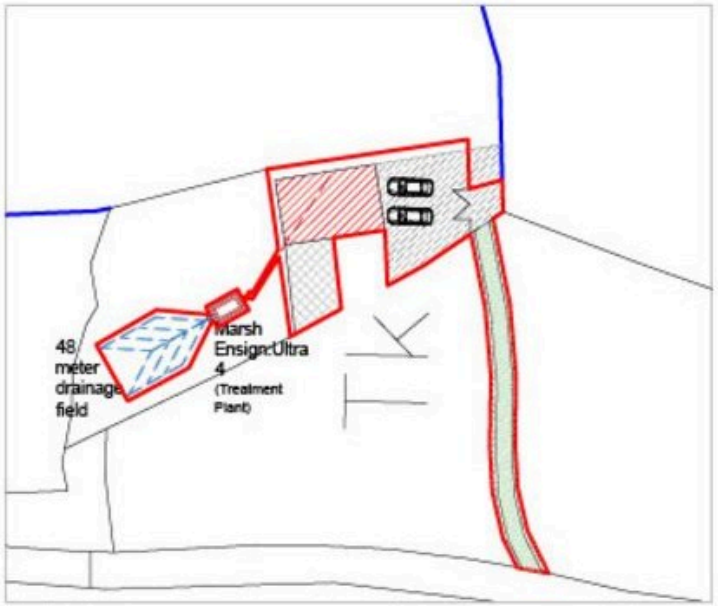




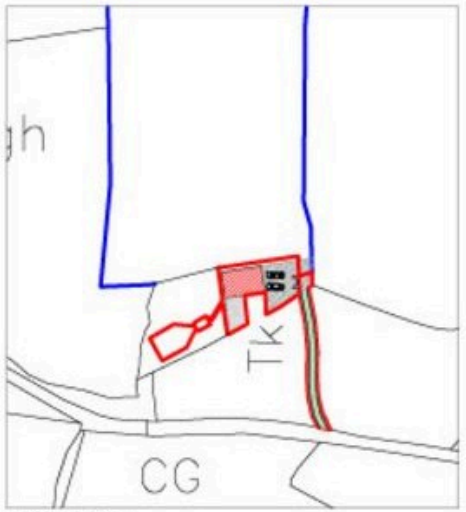
Location Plan
Scale 1/500



Block Plan
Scale 1/500



Location Plan
Scale 1/500



Location Plan
Scale 1/1250

Proposed first Floor Plan

AMENDED 17/10/23

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Address	Low Greenside, Ravenstondale, Kirby stephen,Cumbria
Title Project	Proposed First Floor Plan- DWG04 Rev C Barn Conversion Planning Application Drawing
Scale	1/50, 1/500 & 1/1250

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