



National
Trust

Yorkshire – Malham

To let

Home Farm, Malham, Settle, BD24

Home Farmhouse is a generously proportioned recently refurbished former schoolhouse located in the heart of the Yorkshire Dales National Park, adjacent to the world-renowned Malham Tarn National Nature Reserve. Internally this home boasts three bedrooms, a family bathroom and spacious kitchen but the former school room has been transformed in to a stunning light and bright reception room. The outside is equally impressive with a garden area, double garage and uninterrupted stunning views across the tarn.



Rent: £1,350 PCM. Available from May 2026.

VIEWINGS BY APPOINTMENT ONLY

The Location

The property is located deep in the heart of the Yorkshire Dales National Park. The internationally renowned Malham Tarn National Nature Reserve is on the doorstep and offers an abundance of walks and hikes. The larger towns of Settle and Skipton and the amenities they have to offer lie approximately 7 and 15 miles away respectively.

This property is part of the wider Malham Estate that came to the Trust in 1946. The estate constitutes an outstanding area of limestone pavements, upland hill farms and flower-rich hay meadows providing a marvelous setting for walking, cycling or just enjoying the great outdoors. The National Nature Reserve is home to a unique community of rare plants and animals.

Please Note: The property is accessed via a narrow lane through a working yard.

What 3 words location:

The National Trust

The National Trust is Europe's leading conservation charity, and is committed to preserving special places for ever, for everyone. The Trust depends on the income it generates from its rental properties, and it could not deliver its core objectives without the support of its thousands of tenants and volunteers.

As a tenant of the National Trust, you'll receive a free 'tenant pass' throughout the duration of your tenancy. This means that you, your children (under 18) and one other adult can visit the places we care for, for free. You'll also receive a National Trust Handbook to help you plan your days out, a copy of the National Trust Magazine and a free parking permit for when you visit us.

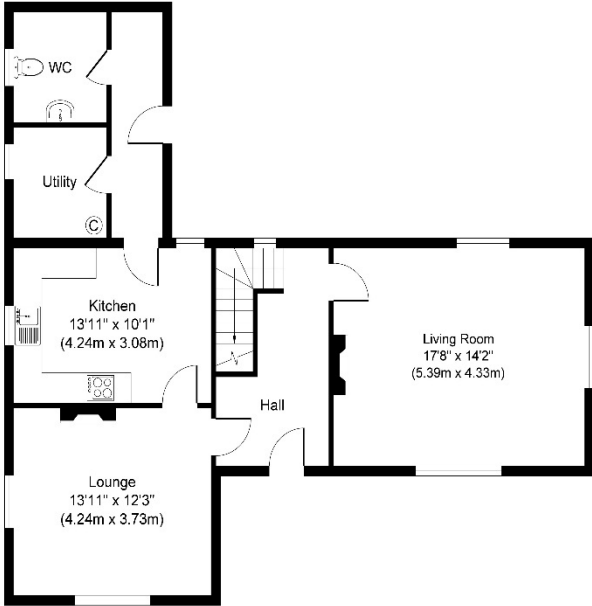
It's important to know that the income we make from the places we let plays an essential role in funding our conservation work. It protects nature, beauty and history for generations to come.

The Property	
<u>Ground Floor</u>	
Entrance hall	
Leading to:	
(Right) School Room - Reception Room 1	(approx. 4.3m x 5.3m) With window to the front aspect (views out to the Tarn), 2 x built in storage cupboard. 2 x Radiators, various electric sockets.
(Left) Reception Room 2	(approx. 4.2m x 3.7m) Various electric sockets, radiator. Newly installed multi fuel stove.
Kitchen	(approx. 3.1m x 4.2m) Single drainer sink with a range of base and wall units. Built in electric oven and hob with extractor over.
Through to:	Leading into double garage.
Utility 1	Housing the properties heating controls, hot water cylinder and electrical infrastructure. Radiator and electrical socket.
W/C	Fitted with WC and wash hand basin.
From entrance hall stairs up to:	
(Right) Bedroom 1	(approx. 3.6m x 4.2m) Various electric sockets, radiator and storage cupboard.
Bedroom 2	(approx. 3.0m x 3.1m) Various electric sockets, radiator and storage cupboard.
Bedroom 3	(approx. 4.3m x 2.1m) Various electric sockets, radiator.
House Bathroom (dual entry)	White 4-piece suite comprising of bath, free standing shower enclosure, WC, wash hand basin, towel rail. Laminate flooring.
<u>Outside</u>	<p>Ample parking and a double garage to the front of the property.</p> <p>2 outside stores to the rear of the property.</p> <p>The land wraps around the property with a lawned area to the front with views out across the tarn.</p>

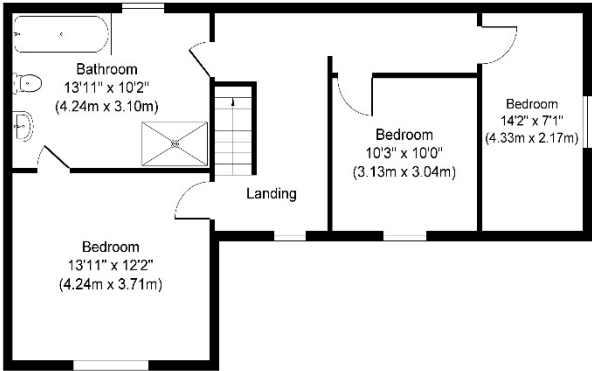
<p><u>Important Points of Note</u></p>	<p>The property is accessed through the neighbouring Trust yard and outbuildings up an unmade access track. The National Trust will not be liable for any damage.</p> <p>Hardwired smoke and CO2 alarms in property. Secondary glazing throughout.</p> <p>Public footpaths and rights of way are located around the property.</p> <p>Pets with permission but please note livestock is located in the neighbouring fields. Unfortunately cats/birds are not permitted due to the proximity of sensitive habitats.</p> <p>No use of artificial herbicides, pesticides or fertilisers in the garden/grounds due to sensitive habitats.</p> <p>No planting of trees, hedges or large shrubs without prior written consent.</p> <p>No planting of non-native plants without prior written consent.</p>
<p><u>Outgoings and Services</u></p>	<p>The water supply is via a private filtered spring fed supply.</p> <p>Foul water for the property is dealt with by a private sewage treatment plant.</p> <p>The property benefits from a newly installed Air Source Heating system.</p> <p>TV and Internet connection must be organised by the tenant.</p> <p>The tenant is responsible for all outgoing relating to the property.</p>
<p><u>Council Tax</u></p>	<p>The tenant is to pay any council tax due. CT is payable to North Yorkshire Council (Craven District).</p>
<p><u>Energy Performance Certificate</u></p>	<p>An Energy Performance Certificate is available for this property in accordance with the Energy Performance of Buildings Regulations.</p>
<p>The Tenancy</p>	
<p><u>Term</u></p>	<p>The property is available to let under an Assured Periodic Tenancy.</p>
<p><u>Rent</u></p>	<p>The prospective tenant is asked to pay £1,350 per calendar month for the rental of this property, The rent is to be payable by Direct Debit monthly in advance with the first payment being made on the commencement of the tenancy.</p>

<u>Rent reviews</u>	The National Trust carries out rent reviews of the property to open market value.
<u>Deposit</u>	The Tenant will not be required to pay a deposit or a holding deposit for this property.
<u>Insurance</u>	The National Trust will be responsible for insuring the building, but the Tenant will be responsible for insuring the contents.
<u>Repairing Responsibilities</u> (Summary)	<p>The Trust will be responsible for repairs to the structure, exterior of the building, installations for the supply of services and external decoration.</p> <p>The Tenant will be responsible for internal repairs and decoration of the property and maintaining the garden.</p>
<u>Tenants Items</u>	Tenants are to provide their own white goods.
<u>Sub Letting</u>	<p>The property shall be occupied as a single private residence only. There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.</p> <p>Please note that the Trust will not consider offers from those looking to utilize the property as a holiday cottage.</p>
<u>Pets</u>	Tenants must seek the landlord's permission for any animals or birds to be kept at the property.

Floor Plan



Ground Floor
Approximate Floor Area
851 sq. ft
(79.06 sq. m)



First Floor
Approximate Floor Area
689 sq. ft
(64.02 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Viewings and Further Information

For further information about being a National Trust tenant, you can visit us online www.nationaltrust.org.uk/tenants

<u>Viewings</u>	<u>Viewings strictly by appointment only.</u> Contact Nicola Bateson on 07484 547 000 or nicola.bateson@nationaltrust.org.uk for more information.
<u>Contact</u>	Yorkshire Regional office Goddards, 27 Tadcaster Road, Dringhouses, York YO24 1GG
<u>GDPR</u>	<p>Our full Privacy Policy can be found online at https://www.nationaltrust.org.uk/features/privacy-policy</p> <p>As a Tenant of the National Trust, we will use your personal information to fulfil our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease. We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfil our legal or landlord responsibilities, for example if we need to send your address or contact details to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Council Tax departments or Utilities companies at the beginning or end of a Tenancy.</p>

Tenant Fees Act 2019

National Trust Permitted Payments Schedule

Permitted Payment	Notes
Deposits	Whilst the receipt of a deposit is a permitted payment under the Tenant Fees Act 2019, for organisational reasons, <i>we do not</i> currently take deposits or holding deposits for our residential lettings.
The Rent	The agreed rent for the property is a permitted payment and payable as per the terms of the Tenancy.
Utilities (Water, Gas, Electricity, Septic Tank).	Tenant/s will be responsible for the payment of Utilities. Where forming part of the letting and as set out in the Tenancy agreement, we may recharge a utility supply to a residential property, including the proportional element of any standing charges and VAT if appropriate. Where properties are not connected to mains drainage, we may recharge the proportional costs of emptying the septic tank to the Tenant/s. In line with the Tenant Fees Act 2019, we may also add an administration charge for Water at £5 per annum for a property without a meter and £10 for a property with a meter.
Council Tax	Tenant/s will be responsible for the payment of council tax. Although these situations are uncommon, we may pay these and recharge these costs to Tenants where appropriate.
Telecoms/Broadband	Tenant/s will be responsible for the payment of their supply of communication costs such as Telecoms and Broadband. The sub-recharging of communications costs such as telephone and broadband are a permitted payment under the Tenant Fees Act 2019, although these situations are uncommon we may recharge these costs to Tenants where appropriate.
Fee for Variation of Tenancy	When requested by the Tenant/s, capped at £50, or reasonable costs incurred if higher as permitted by the Tenant Fees Act 2019.
Early Termination of Tenancy	Where the Tenant/s request the tenancy is terminated early, we may ask the Tenant/s to pay the costs associated with re-advertising the property. The Rent will remain payable until a new Tenancy commences. The costs charged will not exceed the loss or reasonable costs incurred by the Trust.
Default Charges	We may charge interest on late rental payments at the rate set out in Schedule 1, paragraph 4(5) of the Tenant Fees Act 2019