J.R. HOPPER & Co. Est. 1886



BLADES • DL11 6PS

Cantrells Barn

Starting Bid £70,000 | 1 | Exempt · Unconverted Barn

AT A GLANCE

- Detached Grade II Listed Barn & Paddock
- Set In Approx 1 Acre
- Rural Location In Upper Swaledale
- Views
- Sold Via Modern Method Of Auction - T's & C's Apply
- 500 Square Feet

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

Detached Grade II Listed Barn & Paddock

Cantrells Barn is a detached, Grade II Listed barn set in a unique location with panoramic views over Swaledale.

Blades is a little hamlet above the village of Low Row. The village has an excellent community with a popular pub, church and chapel. The market towns of Leyburn, Richmond and Hawes are all within 30 minutes drive. The village itself is surrounded by stunning hills and dales, with walks from the doorstep in the Yorkshire Dales National Parks. The barn is located on the well known Coast To Coast route.

The property appears to be sound with good roof timbers. The walls are straight with a single brace across the East gable.

Cantrells Barn is a traditional Dales Barn and sits in approx. 1 acre field. The barn is an agricultural barn with no services connected and is approximately 500 Sq. Ft.

The meadow land is enclosed by dry stone wall with neighbouring farmers having access through.

The property is offered for sale as seen. Prospective purchasers must rely on their own enquiries in respect of any proposed change of use or residential status.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

> *Set In Approx 1 Acre*

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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 Cantrells 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 15 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

42'0'' x 12'0''

Large, full height barn. Open to the roof space. Forking holes & slit windows on both sides. External doors to the front and side.

Land

The property sits within approx 0.96 acres of meadow land. Neighbouring farmers also have vehicular access across this land.

Grade II Listing

Byre and barn under 1 roof. Of 2 builds, C18 and C19. Rubble, stone slate roof. 2 storeys. Byre on left: C18, coursed watershot rubble with projecting through-stones, crude quoins. Ground floor: ashlar stone surrounds to doorway and unglazed window. First floor: 4 air vents. Barn on right: C19, rubble with crude quoins. Ground floor: doorway and air vent. First floor: 2 air vents. Included mainly for group considerations. Listing NGR: SD9805898699

Services

There are no services connected.

Access

The access is a steep and twisting council road from Low Row to Blades (1/2 mile). Then there is a rough farm track across common land (1/4 mile) from Blades to the barn. 4×4 recommended.

Planning Permission

No planning permission has been approved for conversion. The seller has not approached the Yorkshire Dales National Parking to obtain advice.

02 AGENTS NOTES

Auction Info

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https://www.rightmove.co.uk/properties/168162659#/?channel=RES_BUY

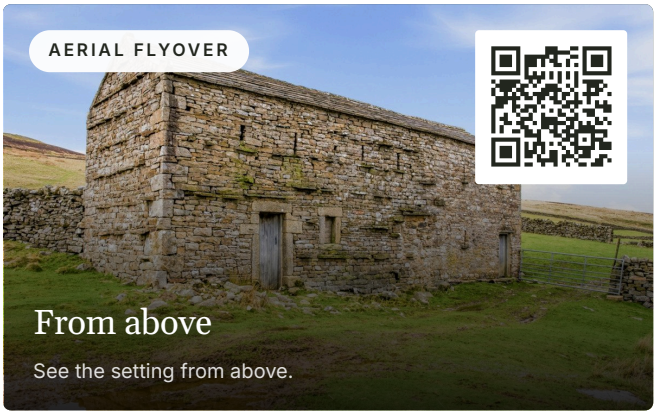
> *Rural Location In Upper Swaledale*

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ONLINE ONLY

There's more on the website

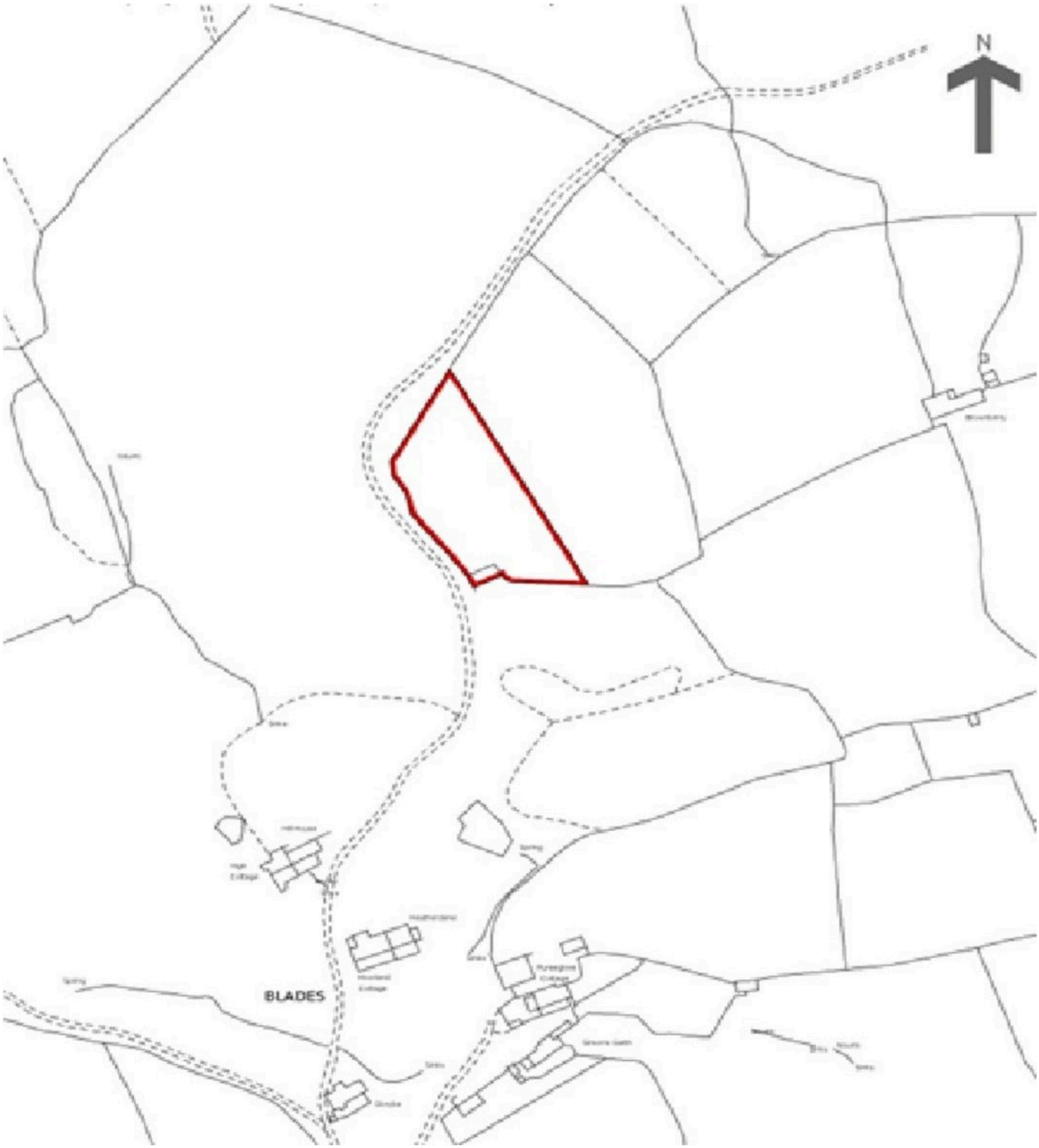
Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.



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Views

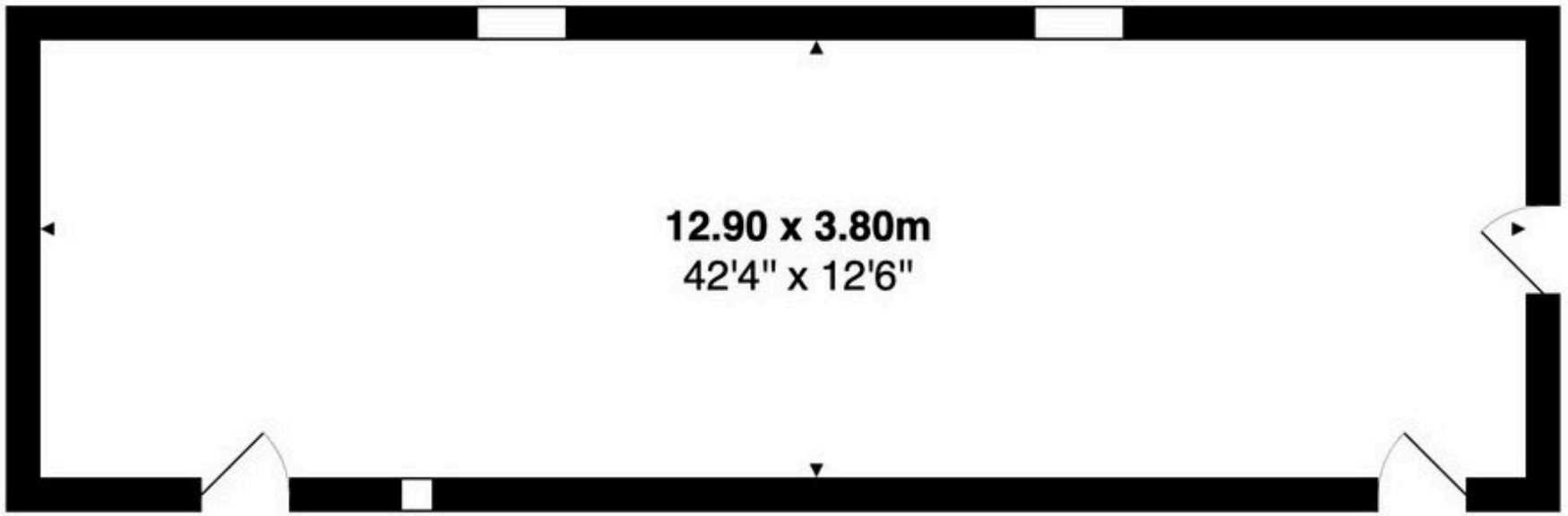
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This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.

Cantrells Barn, Low Row DL11 6PS

Total Area: 49.0 m² ... 528 ft²



Ground Floor

All measurements are approximate and for display purposes only.
This floor plan is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate.
No details are guaranteed, and they should not be relied upon for any purpose.
No liability is accepted for any errors, omissions or inaccuracies. Interested parties should rely on their own inspection(s). Powered by Abide Studios.

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