



The Barn

Pearth Lane, Kirkby Malham, Skipton



BNP PARIBAS GROUP

A handsome barn with development potential, in a sought-after Yorkshire Dales setting

The Barn offers an opportunity for conversion into a spacious 3/4-bedroom property, surrounded by stunning rolling Yorkshire Dales landscapes. It is set in a picturesque location moment from the magnificent landscapes of Malham Cove.



2 RECEPTION ROOMS



3/4 BEDROOMS



3 BATHROOMS



OFF STREET PARKING



SET IN APPROX. 0.24 ACRE



FREEHOLD



RURAL



2632 SQ. FT



OFFERS OVER £200,000

The property

A rare opportunity to convert a barn with planning permission to create a three-bedroom dwelling for local occupancy or short term holidays lets. together with formalising two car-parking spaces; installation of a new cattle grid, new borehole with pumphouse, ground-mounted solar panels, package sewage treatment plant, ground source heat pump; and construction of a new boundary wall. The detached barn, which was re-roofed in the 1990's is set in approx. 0.24 acres and offers a wealth of splendid character features and period charm. The historic structure features handsome stone elevations and occupies a rural, dramatic hilltop position surrounded by sweeping Yorkshire Dales landscapes. The robust structure of the barn dates from 1861 and stands out against the rolling green fields surrounding the property, with the building comprising more than 2,600 square feet of floor space across two levels. Inside, the structure features original internal timber framing, including cattle pens, which could be retained in places and repurposed to create a comfortable, flexible living space. The plans show a kitchen/dining

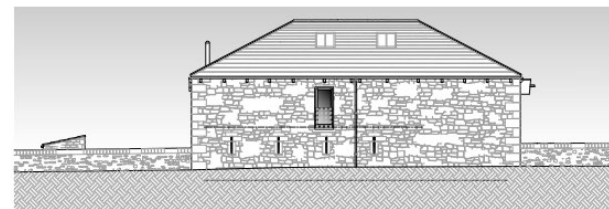
area on the ground floor and a further bedroom with en suite and a living area on the first floor, perfect for enjoying the countryside views.

Location

The village of Kirby Malham has a local pub, a village hall and a parish church, while the nearest primary school is between the villages and its slightly larger neighbour Malham. Settle provides easy access to a range of amenities, including shops, cafés, pubs and supermarkets, as well as being home to the nearest state secondary school. 13 miles to the south, Skipton offers a further choice of amenities and schools, including the sought after Grammar Schools Ermysteds and Skipton Girls School. The A59 at Skipton provides access towards the A1(M) and the historic town of Harrogate. Settle's mainline station provides services to Shipley, where connections can be made to London King's Cross.

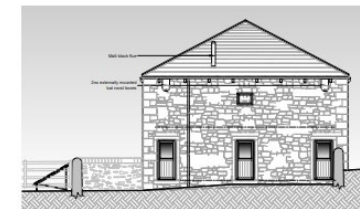
Viewings: We advise you not to enter the building during viewings for safety reasons.

Ground Floor Plan

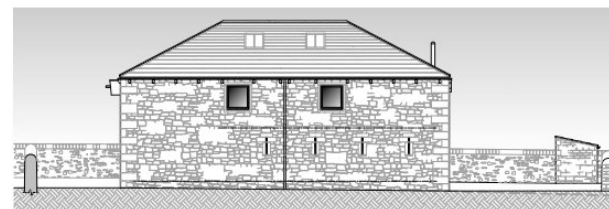


North Elevation

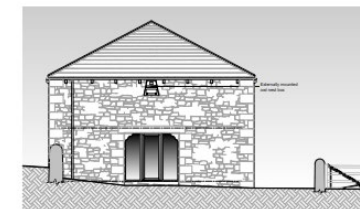
First Floor Plan



East Elevation



South Elevation



West Elevation



Outside

The barn enjoys views towards Pendle Hill, Skipton and Ilkley. The surrounding landscape is gently rolling farmland, with expansive green fields grazed by cattle, giving the location a tranquil atmosphere.

There is an opportunity to purchase an additional nine acres of land, by separate negotiation.

Nearby Schools

- Upper Wharfedale School
- Settle College
- Giggleswick Primary School
- Giggleswick School
- Kirkby in Malhamdale United Voluntary Aided Primary School
- Hellifield Community Primary School
- Ermysteds (Grammar School)
- Skipton Girls School (Grammar School)

Strutt and Parker have had no input and attach no responsibility to the architect plans on this page.

Distances

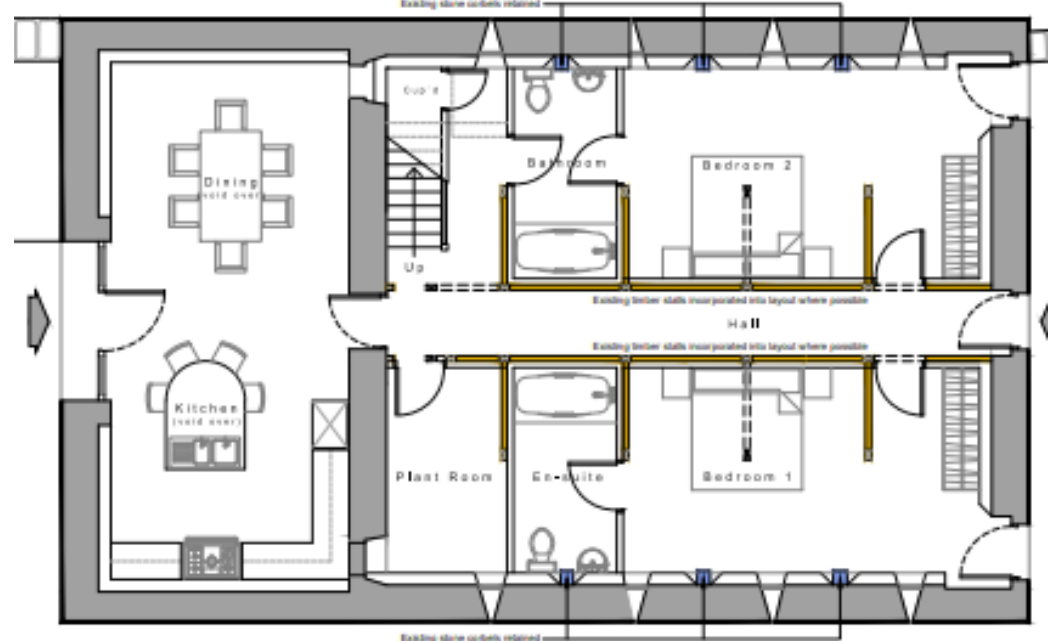
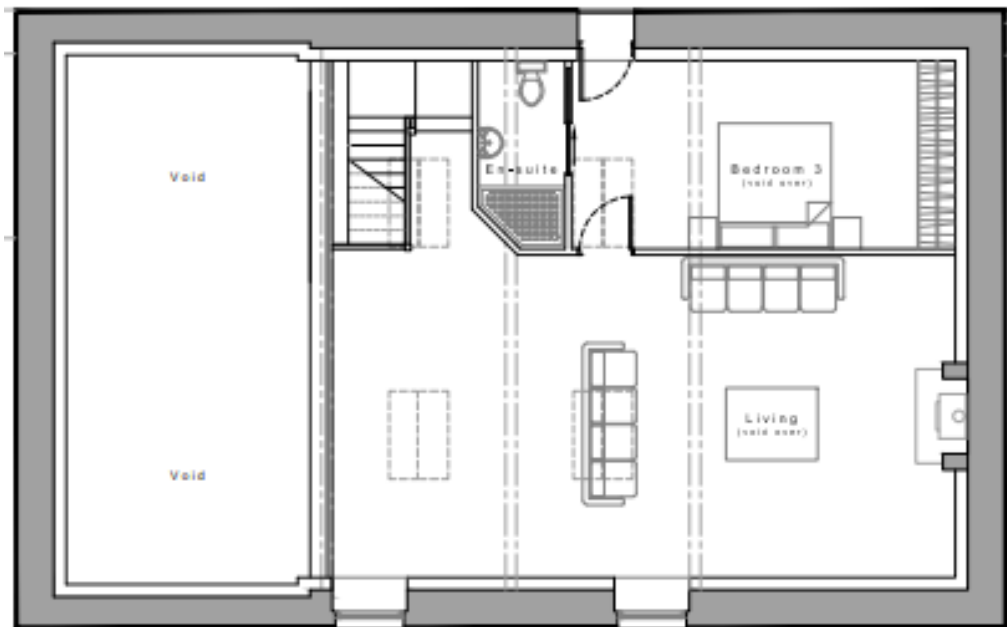
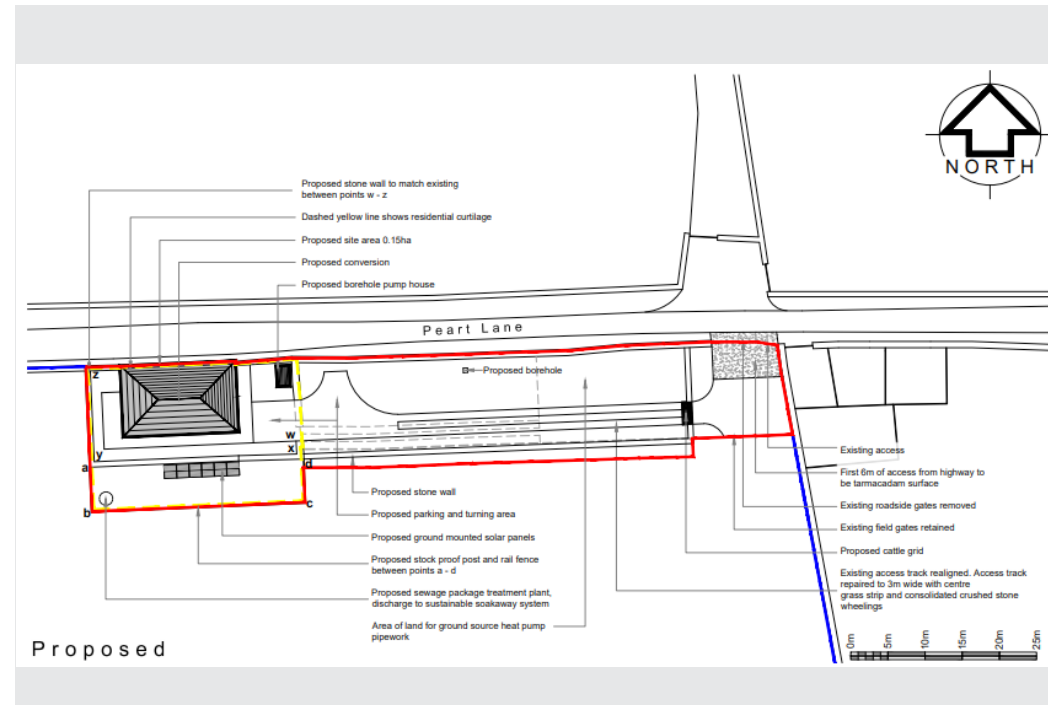
- Malham 4.6 miles
- Settle 6.6 miles
- Skipton 18.6 miles

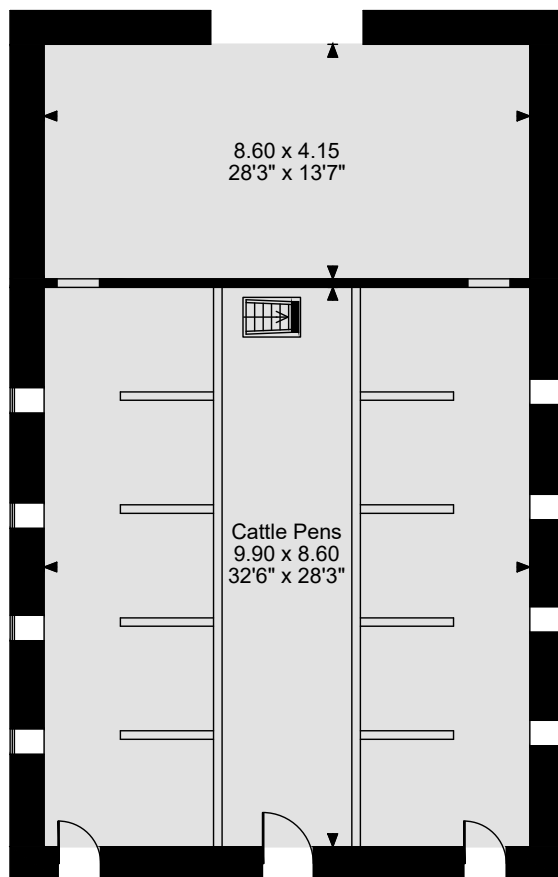
Nearby Stations

- Hellifield
- Gargrave
- Settle
- Skipton

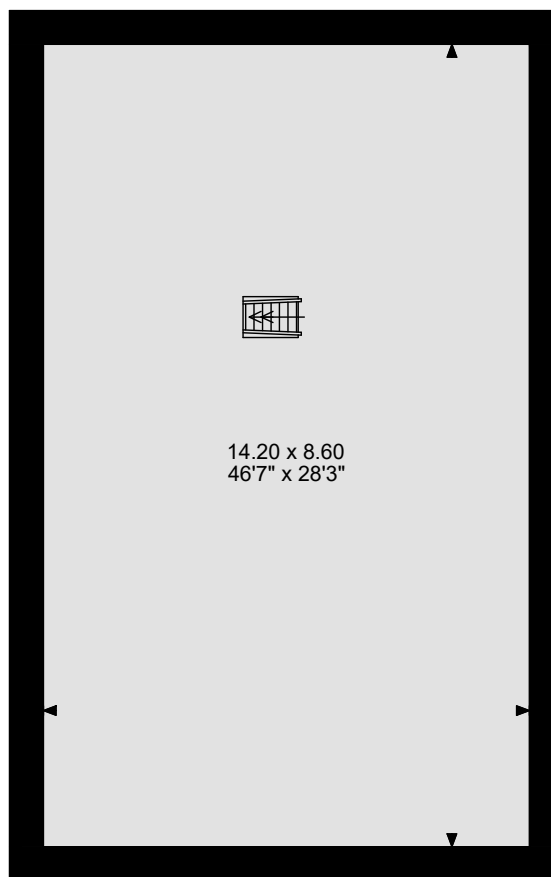
Key Locations

- Malham Cove
- Skipton (market town)

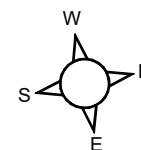




Barn Ground Floor



Barn First Floor



Floorplans

Barn internal area 2632 sq. ft (244.52 sq. m)

For identification purposes only.

Directions

Post Code: BD23 4DP

what3words: ///nowadays.thus.developed - takes you to the barn

General

Local Authority: North Yorkshire Council

Planning: Reference - C/61/10A - 28th July 2023

Local Occupancy restriction.

Planning permission granted for holiday let use. Prospective purchasers are advised that they must make their own enquiries of the local planning authority.

Services: Planning permission for a new borehole, solar panels, sewage treatment plant, ground source heat pump. There are no services currently in place.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8662010/SS

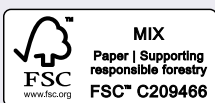
IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken August 2025. Particulars prepared September 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

01423 561274

harrogate@struttandparker.com
struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

