



# Tranlands

Kirkby Malham, Skipton



BNP PARIBAS GROUP 




# A farmhouse and attached barn with full planning to create a five-bedroom property, in a sought-after Dales location

A historic stone-built cottage with an adjoining barn, offering a prospective buyer the opportunity to create a substantial dwelling, all set amidst the stunning rolling landscapes of the Yorkshire Dales and views of Malham Cove. Additional land available by separate negotiation.

**4 RECEPTION ROOMS**

**5 BEDROOMS**

**3 BATHROOMS**

**OFF STREET PARKING**

**SET IN APPROX. 0.34 ACRES**

**FREEHOLD**

**RURAL**

**2570 SQ. FT**

**OFFERS OVER £400,000**



## The property

A rare opportunity to acquire a derelict farmhouse with full, unrestricted planning permission.

Located in the heart of the stunning Yorkshire Dales National Park and within easy reach of the famous, dramatic landscapes of Malham Cove, which is a significant draw for tourists and climbers, the property offers the potential for conversion and further development into a stunning family home. The historic farmhouse features handsome stone-built elevations with stone slate roof tiles which provide a splendid shell around which to develop a spacious home.

The original layout of the farmhouse provides four similarly proportioned rooms on the ground level, three of which feature fireplaces, including a stove with a bread oven along with four bedrooms.

Adjoining the farmhouse is a large barn one on the west side and two smaller barns on the east side. There is the potential to create four comfortable reception rooms, as well as a kitchen/breakfast area,

boot room, cloakroom and WC, by combining the barns/stable with the farmhouse.

Upstairs there is the potential for five bedrooms (two with ensuite bathrooms), all of which offer views across the surrounding countryside.

Set within a large field in approximately 0.34 acres. There is also an opportunity to purchase additional land by separate negotiation.

**Planning:** Prospective purchasers are advised that they must make their own enquiries of the local planning authority.

Application full planning ref: C/54/113. Unrestricted planning granted 13th October 2023 and implemented.

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



Outside

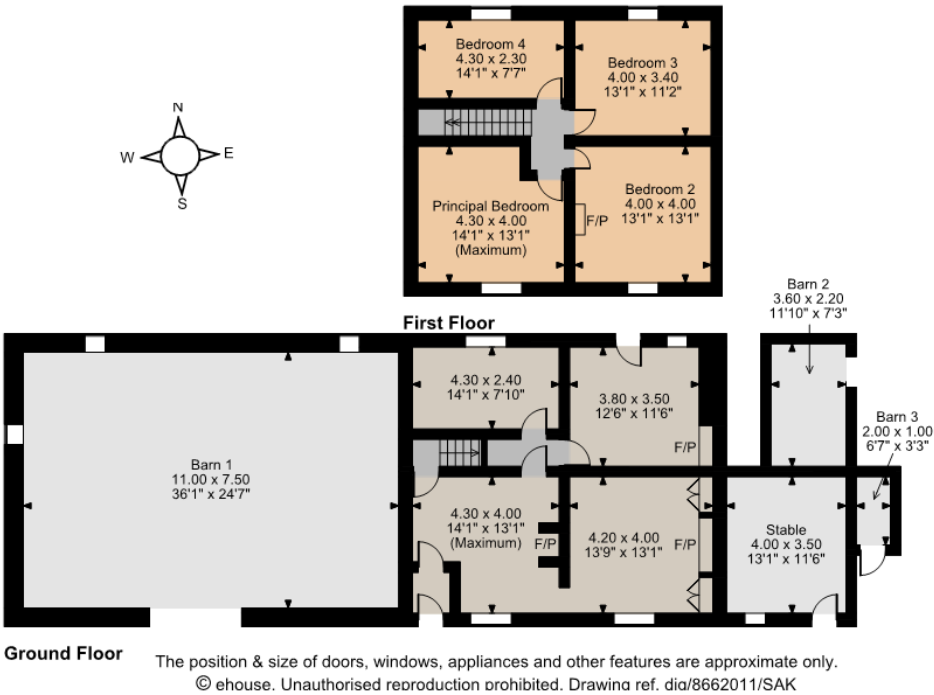
The property provides the potential to create landscaped gardens and occupies a stunning rural setting, with views towards Malham Cove and across the surrounding Yorkshire Dales landscape. Set within a large field in approximately 0.34 acres, there is also an opportunity to purchase additional land by separate negotiation.

Location

The village of Malham has a local pub, a village hall and shop and a chapel, while the nearest primary school is just outside the village. Five miles to the west, 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.

Strutt & Parker have had no input and admit no liability to the architects plans.



Distances

- Malham 1.3 miles
- Settle 5.3 miles
- Skipton 13 miles
- Leeds 40 miles

Nearby Stations

- Hellfield
- Gargrave
- Settle
- Skipton

Key Locations

- Malham Cove
- Skipton (market town)
- Leeds

Nearby Schools

- Giggleswick School and Primary School
- Settle College and Primary School
- Kirkby in Malhamdale Primary School
- Ermysted (Grammar School)
- Skipton Girls School (Grammar School)



