



Hestholme Farm

Aysgarth, Leyburn

Carter Jonas

Hestholme Farm Aysgarth Leyburn DL8 4UN

Attractive smallholding situated within Wensleydale and benefitting from frontage and fishing rights on the River Ure.

Hestholme Farm offers a unique opportunity to acquire an attractive smallholding situated in the heart of Wensleydale within the Yorkshire Dales National Park. The farmhouse offers potential to be extended and refurbished to create a special family home whilst a detached traditional stone barn situated adjacent to the farmhouse offers scope for conversion to create a granny annex or holiday accommodation subject to the necessary planning consents. With meadow and pasture land extending in all to approximately 42.37 acres (17.14 hectares) together with frontage and fishing rights to the River Ure, Hestholme Farm makes the ideal lifestyle property.

In all extending to 48.64 acres.

For sale by private treaty as a whole or in up to 3 lots.



Location

Hestholme Farm occupies an enviable location in the heart of Wensleydale. The village of Aysgarth is situated approximately 2 miles to the west whilst the popular market town of Leyburn is situated approximately 6 miles to the east. The A684 bounds the property and in turn provides excellent access to the A1(M) at Bedale situated approximately 30 minutes to the east.

Amenities

The proximity to Leyburn and Northallerton means that there are wide range of professional, administrative, retail and employment opportunities as well as private and state schooling for all ages including the highly-regarded Sedbergh School which is within a 50 minute drive.

The location within the Yorkshire Dales National Park makes Hestholme Farm the ideal point from which to explore this fabtastic landscape which includes heather moors, lush grassland dales, tumbling upland rivers and glorious waterfalls such as the nearby Aysgarth Falls.

A connection to the east coast mainline is available at Northallerton (24 miles) which provides access to London Kings Cross in 2hrs 20mins, Whilst Newcastle International Airport is within a 1 ½ hour drive.



Lot 1 – Hestholme Farmhouse, buildings and Paddock

Hestholme Farmhouse comprises a detached property of rendered solid wall construction under a stone flag roof.

The farmhouse which is approached over a tree-lined driveway, provides approximately 2,416 ft² of spacious living accommodation but also offers scope to extend into the adjoining traditional granary building (subject to planning) to create, what would be, the most special family home.

The accommodation comprises a breakfast kitchen, laundry/utility room, bathroom, dining room and sitting room to the ground floor with five bedrooms to the first floor.

Adjoining the farmhouse is a traditional granary barn which is open to the eaves to the front with first floor storage to the rear. The granary offers a prime opportunity to extend the existing living accommodation to create versatile and flexible family living accommodation subject to obtaining the necessary planning consents.

Situated to the west of the farmhouse is a detached former cart shed building of stone construction under a stone flag roof with open storage to the ground floor whilst the first floor is accessed via an external staircase and provides general storage.

Subject to obtaining the necessary planning consents, this building would suit alternative use to provide either additional living accommodation to support dependants of the family or would make an ideal holiday let taking advantage of the properties location and providing a diversified income stream.

Adjoining the former cart shed are a range of general purpose buildings of timber frame construction with corrugated profile clad walls and roofs. Dependant upon the



requirements of the purchaser, the buildings could be retained to provide dry storage and livestock accommodation or removed with the area being landscaped to create further amenity space to benefit the residence.

Lot 1 benefits from a grassland paddock known as 'The Stripe' which extends to approximately 4.07 acres (1.65 hectares).

Lot 1 extends in all to approximately 9.96 acres including the farmhouse, buildings, land and fishing.

Lot 2 – land at Hestholme

Lot 2 extends in all to approximately 19.77 acres and comprises a productive block of improved meadow land extending to approximately 18.58 acres, woodland extending to approximately 0.28 acres and river banking and river bed extending to approximately 0.91 acres.

There is a traditional Dales field barn, extending to approx. 775 ft², of stone construction under a corrugated profile clad roof off which, a timber framed building, extending to approx. 1,575 ft², with corrugated iron clad walls and roof provides further dry storage.

The underlying soil type is classified as being part of the Alun series which is a deep stoneless loamy soil suitable for dairying and stock rearing on permanent and short-term grassland.

The land is bounded by Bishopdale Beck to the east and the A684 public highway to the south. Access is taken directly from the A684. A public footpath travels from the farm track in a north-westerly direction across the land to the banks of the River Ure where it continues towards Aysgarth.

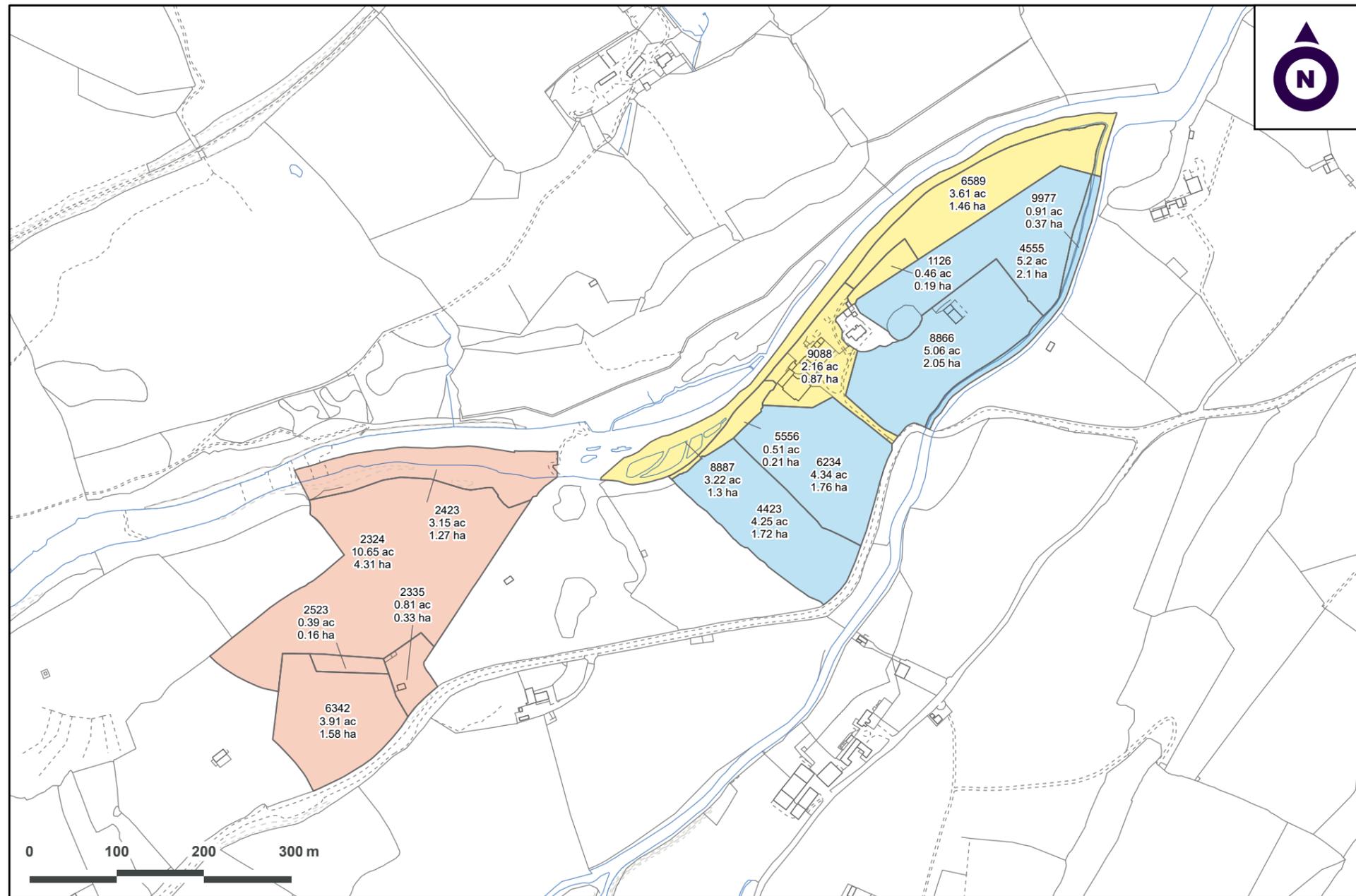
Lot 3 – land at The Heads

Lot 3 extends in all to approximately 18.91 acres and comprises a productive block of improved meadow land extending to 15.37 acres, woodland extending to 0.39 acres and river bank and river bed extending to approximately 3.15 acres.

There is a timber frame building extending to approx. 615 ft² with corrugated iron clad roof and walls which provides storage for feedstuffs.

The underlying soil type is classified as being part of the East Keswick series which is a deep well-drained fine loamy soil being suitable for grassland.

The land benefits from frontage to the A684 public highway and is bound to the north by the River Ure.



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Method of Sale

Hestholme Farm is offered for sale by private treaty. The vendors reserve the right to conclude this matter by any other means at their discretion.

If you have downloaded these particulars, please register your interest with the Harrogate office so that you can be kept fully informed as to how we propose to conclude the sale.

Tenure & Possession

The Property is offered for sale freehold with vacant possession available upon completion.

Services

The Property benefits from connections to mains electricity and mains water. Foul drainage is to a private septic tank that is considered to be non-compliant with the General Binding Rules and vendors are expected to have factored this in when making any offer to purchase. Heating is provided by oil fired central heating with log burning stoves providing secondary heating.

Wayleaves Easements & Rights of Way

The land is sold subject to and with the benefits of all rights of way, water drainage, water courses and other easements quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all existing and proposed wayleaves and other matters registered by any competent authority subject to statute.

A public footpath transects the land to the west of the farm track and follows the river bank towards Aysgarth.

Health & Safety

Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.

EPC Ratings

Current - F (22), Potential - B (87)

Viewings

Viewings are strictly by prior appointment made through the selling agents.

VAT

Any guide prices quoted are exclusive of VAT. In the event that the sale of the property or any part of it or any right attached to it becomes chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

Sporting Timber & Mineral Rights

The sporting and mineral rights are included insofar as they are owned.

Lots 1 and 3 benefit from frontage to the River Ure thereby allowing the purchaser(s) a unique opportunity to enjoy fishing right on what is a well-regarded improving salmon and trout river.

Local Authority

Yorkshire Dales National Park
www.yorkshiredales.org.uk

North Yorkshire Council
www.northyorks.gov.uk

Directions

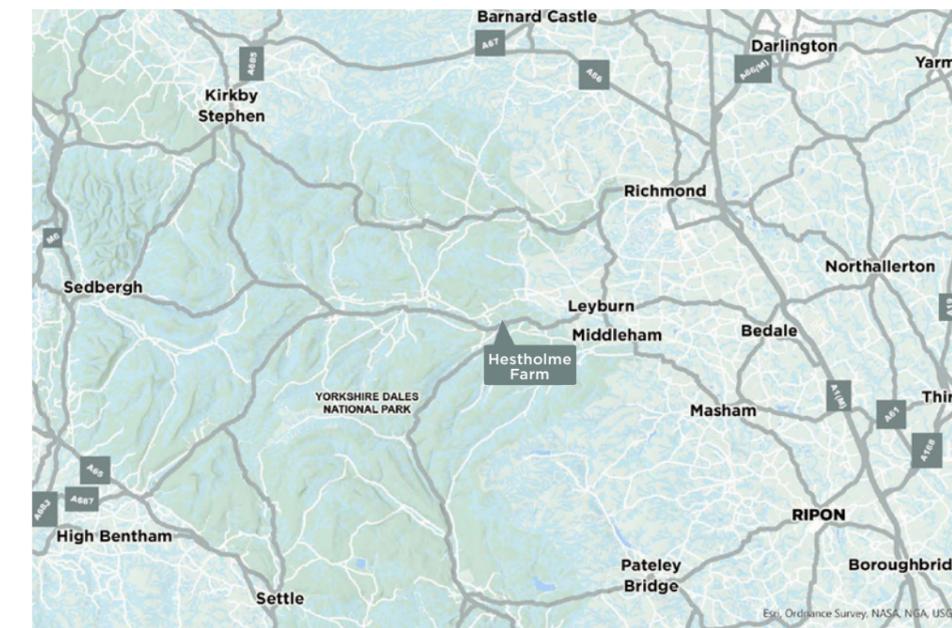
From Leyburn travel west on the A684 towards Hawes and travel through the villages of West Witton and Swinithwaite. After leaving Swinithwaite, travel approximately 1.2 miles, down Temple Bank and Hestholme Farm is situated immediately on the right hand side after crossing Bishopdale Beck.



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Land plan

- Lot 1: 9.96 acres (4.03 hectares)
- Lot 2: 19.77 acres (8.00 hectares)
- Lot 3: 18.91 acres (7.65 hectares)



Esri, Ordnance Survey, NASA, NOAA, USGS



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