GRADE 2 LISTED FORMER FARMHOUSE, STONE BARNs AND Paddock WITHIN THE YORKSHIRE DALES NATIONAL PARK

SWALE FARMHOUSE, ELLERTON ABBEY, RICHMOND, NORTH YORKSHIRE, DL11 6AN
GRADE 2 LISTED FORMER FARMHOUSE, STONE BARNs AND Paddock WITHIN THE YORKSHIRE DALES NATIONAL PARK

Swale Farmhouse, Ellerton Abbey, Richmond, North Yorkshire, DL11 6AN

Rare development opportunity in a soughtafter location.

Situation
Swale Farmhouse is well situated, lying within a soughtafter and accessible location occupying an elevated position within Swaledale. The property is approached from a private driveway to the south side of the B6260 Richmond to Reeth Road approximately 8 miles from Richmond, 3 miles from Reeth and 2 miles from Grinton.

Description
Swale Farmhouse is a Grade 2 listed traditional stone built farmhouse under a stone slate roof believed to date from the 18th Century with later 19th Century alterations. Formerly divided into two properties with outbuildings at both ends the property now offers considerable potential for conversion and renovation to provide a beautifully situated family home or possibly multiple dwellings (subject to obtaining the necessary planning consents).

The house itself while needing full modernisation benefits from well-proportioned rooms. The house extends to just over 3,000 sq ft as shown on the floorplan with a total footprint of over 7,000 sq ft including the adjoining buildings. The property has the benefit of an adjoining grass paddock ideal for use as a pony paddock or for general enjoyment. There are lovely views from the property up and down Swaledale and opportunities such as this are extremely rare.

General Information
Rights of Way, Easements & Wayleaves
The property is sold subject to, and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

The purchasers will be granted vehicular access up the private driveway leading from the road to the property and the purchaser will be permitted to upgrade the surface of the track which also provides access to neighbouring farmland.
Services
Mains electricity supply. Private water supply with a recently replaced header tank which serves this property together with other properties retained by the vendors. It is expected that the private drainage system will need to be renewed by the purchasers.

Local Authority
Richmondshire District Council
01748 829100
Enquiries@richmondshire.gov.uk

Planning
Yorkshire Dale National Park Authority
01969 652349
planning@yorkshiredales.org.uk

Tenure
Swale Farmhouse is offered freehold with vacant possession upon completion. The paddock is occupied by a neighbouring farmer on a short term FBT but will be vacant upon completion.

Council Tax
Band D

Directions
From Richmond take the A6108 heading East following the River Swale. After approximately 5 miles turn right onto the B6270 heading towards Reeth. The property is on the left hand side just beyond Ellerton Abbey after approximately 3 miles. Please follow the road directions instead of relying on Satnav which can lead you into the wrong Valley.

Viewing
Strictly by appointment through the sole selling agents Savills York
01904 617800 reference AWB.

Viewers must take care visiting the property due to the dilapidated state of part of the building and children are not permitted to enter the house for safety reasons.

Date of Information
Particulars prepared – Aug 20. Photographs taken – Aug 20
Reference 20/08/AB
Gross internal area (approx):
Main House: 3,042 sq ft / 283 sq m
Workshop & External Room: 125 sq ft / 12 sq m
Stores & Barns: 3,854 sq ft / 358 sq m