

Holly Tree Farm, Cottage & Barn Thorpe





Holly Tree Farm, Cottage & Barn

Thorpe, Nr Linton

BD23 6BJ

A prime development opportunity set in a sought after location in the heart of the Yorkshire Dales National Park subject to the relevant planning consents.

Lot 1 - Holly Tree Farm & Cottage

Guide Price: £450,000

- Traditional three bedroom farmhouse with attached two bedroom cottage set within 0.18 acres.

Lot 2 - Barn, Garage and Outbuilding

Guide Price: £300,000

- Substantial stone built barn, garage and "Bull Pen" with potential for conversion subject to the relevant planning consents set within 0.21 acres.



PLAN



Sunny Side

Sunny Bank

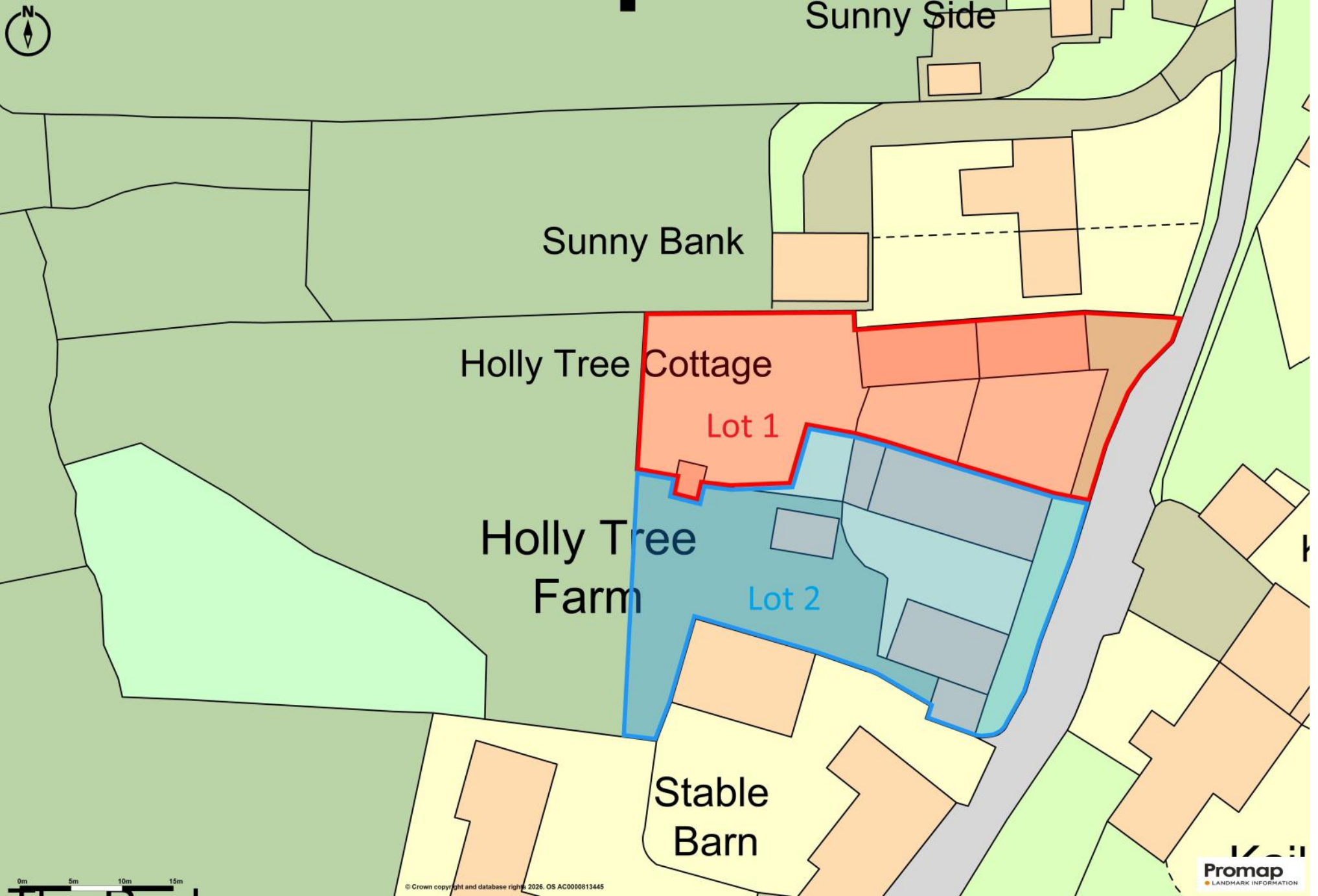
Holly Tree Cottage

Lot 1

Holly Tree Farm

Lot 2

Stable Barn

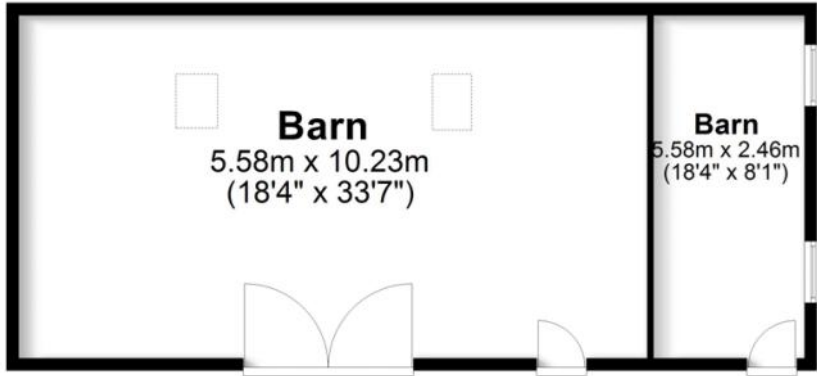




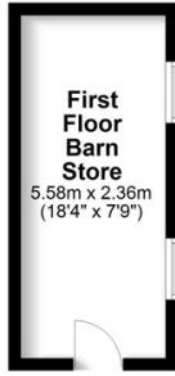
Artists impression of possible scheme

HOLLY TREE BARN, GARAGE AND BULL PEN

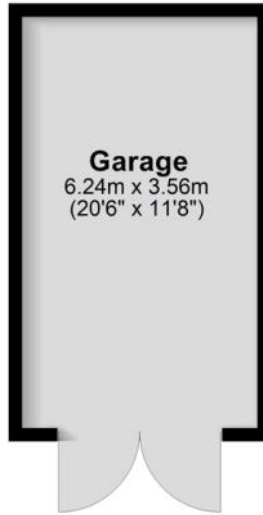
Ground Floor
Approx. 71.4 sq. metres (768.2 sq. feet)



First Floor
Approx. 13.2 sq. metres (141.7 sq. feet)



Ground Floor
Approx. 22.2 sq. metres (239.1 sq. feet)



Ground Floor
Approx. 14.5 sq. metres (156.5 sq. feet)



First Floor
Approx. 14.5 sq. metres (156.5 sq. feet)



Grassington: approx. 2 miles

Skipton: approx. 10 miles

Settle: approx. 15 miles

Leeds: approx. 32 miles

GENERAL DESCRIPTION

Set in the picturesque hamlet of Thorpe within the heart of the Yorkshire Dales National Park, this exceptional Grade II listed property comprises a traditional farmhouse, attached stone cottage and substantial stone barn and ancillary buildings, all offering significant potential for sensitive redevelopment, subject to the necessary consents. Rich in character and heritage, the buildings occupy a delightful rural setting surrounded by the breathtaking landscapes for which the Dales are renowned. The property is offered for sale in two lots, presenting a rare opportunity for purchasers seeking a restoration project, multi-generational living, or an investment within one of England's most sought-after national parks.

The property is only 2 miles from the popular Dales village of Grassington with primary and secondary schools and less than 10 miles from the market town of Skipton which offers a wide range of amenities and transport links to Leeds, Bradford and beyond.

LOT 1 - HOLLY TREE FARM AND COTTAGE

Comprising a Grade II Listed farmhouse and attached Grade II Listed cottage set in approximately 0.18 acres.

Guide Price: £450,000

THE FARMHOUSE

Holly Tree Farmhouse and Cottage has the potential to become a beautiful family home with annexe. The farmhouse extends to c.126.5 square metres (1,361.6 square feet) over three floors with attached stone built cottage providing a further c.89.5 square metres (963.4 square feet).

GROUND FLOOR

On the ground floor there is a spacious farmhouse kitchen with range and a bright lounge area which is flooded with natural light both accessed off a generous hallway with access to a cellar area offering useful storage space.

FIRST FLOOR

There is a large double bedroom enjoying views of the

surrounding Yorkshire Dales. There are a further two bedrooms and house bathroom with separate w/c.

THE COTTAGE

The cottage provides an additional c.89.5 square metres (963.4 square feet) of residential living space with a spacious living room, kitchen with a pantry and utility room on the ground floor and two large double bedrooms and a house bathroom on the first floor.

OUTSIDE

Both the farmhouse and cottage enjoy a lawned garden with formal borders and orchard enclosed by stone walls along with a small outbuilding.

LOT 2 - BARN, GARAGE AND BULL HOLE

Substantial stone built barn, garage and "Bull Pen" with potential for conversion subject to the relevant planning consents set within approx. 0.21 acres.

Guide Price: £300,000

This characterful Grade II Listed barn and ancillary buildings are brimming with potential for conversion into a stunning residential dwelling, subject to the necessary planning consents. With an approximate floor area of approximately 84.6 square metres (910 square feet) and showcasing a striking original barn door opening, the barn would create an ideal home that blends historic charm with contemporary living. Adjacent to the barn, is a single storey building extending to approx. 22.2 square metres (239 square feet) with engineered bricks along with the intriguingly named "Bull Pen", a two storey characterful building extending to approximately 29 square metres (313 square feet), both present further scope for imaginative development, perfectly suited for conversion into charming holiday accommodation or guest annexes subject to the necessary consents. With stunning views to the hills beyond, this is a superb prospect for those seeking a lifestyle project with significant upside and endless possibilities.



SERVICES

The properties benefit from mains electric. The farmhouse and cottage are connected to the village spring water supply for which there is an annual charge. The barn would require a separate borehole supply for residential use. There is a joint package treatment plant which serves the farmhouse, cottage, barn and neighbouring properties. The farmhouse is served by an oil fired Rayburn and the oil tank is currently located on Lot 2. A new oil tank will be required. The cottage is heated by electric storage heaters. None of the services have been tested and interested parties should carry out their own checks as part of their due diligence.

TENURE

The property is held freehold and vacant possession will be provided on completion of the sale.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold with the benefits of all easements and wayleaves, both public and private, whether mentioned in these particulars or not.

COUNCIL TAX

Holly Tree Farmhouse is listed within Band C for Council Tax purposes and Holly Tree Cottage is listed within Band A and these are payable to North Yorkshire Council—Craven.

LOCAL PLANNING AUTHORITY

All enquiries regarding planning should be directed to Yorkshire Dales National Park Planning Authority.

T: 07969 652350

E: planning@yorkshiredales.org.uk

DIRECTIONS

From Threshfield, travel along the B6160 towards Burnsall for approximately 1.5 miles before turning right onto an

unnamed road, signposted to Linton. Travel for approximately 0.5 miles before entering into the village of Thorpe. Take the right hand fork once in the village and proceed for approximately 100 metres and the property will be on your right hand side marked by a For Sale board.

WHAT3WORDS

///suitable.overdrive.synthetic

VIEWING

The property may be viewed strictly by prior arrangement with the Selling Agents, WBW Surveyors Ltd. To make an appointment or to make an offer please contact Rachel Atkinson or Lisa Bickerton on 01756 692900 or by email:

Rachel.atkinson@wbwsurveyors.co.uk

Lisa.bickerton@wbwsurveyors.co.uk

METHOD OF SALE

The property is available for sale by private treaty and the Vendor reserves the right to conclude the sale by any appropriate means.

GUIDE PRICE

The property is for sale as a whole at a guide price of £750,000 or in lots as follows;

LOT 1 - Holly Tree Farmhouse & Cottage £450,000

LOT 2 - Barn, Garage & Bull Hole - £300,000

GENERAL NOTE

The photographs and illustrations are reproduced for general information only and any measurements and areas are approximate and provided for guidance purposes only.

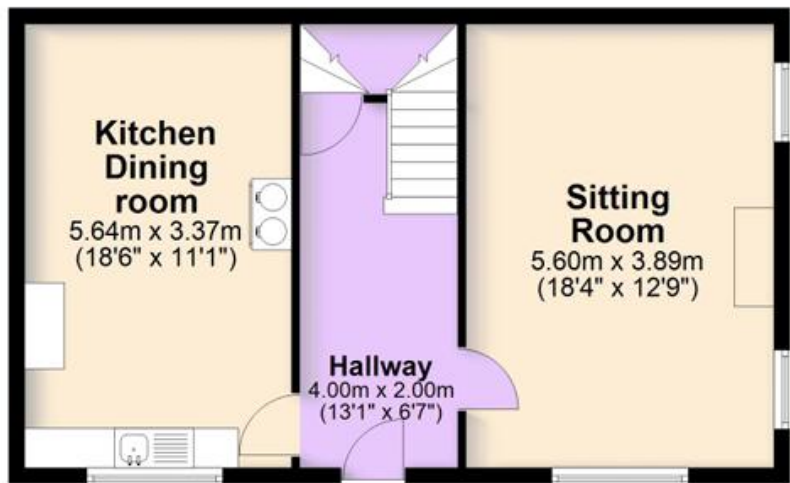
Details Prepared: March 2026



HOLLY TREE FARMHOUSE FLOOR PLAN & EPC

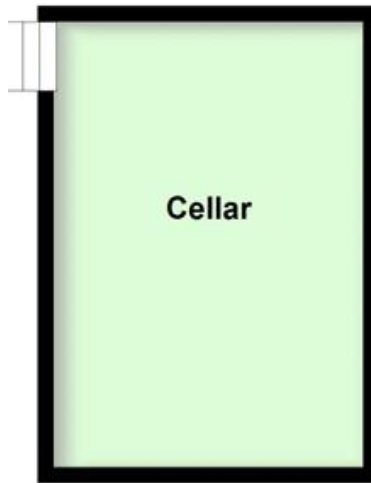
Ground Floor

Approx. 51.9 sq. metres (558.6 sq. feet)



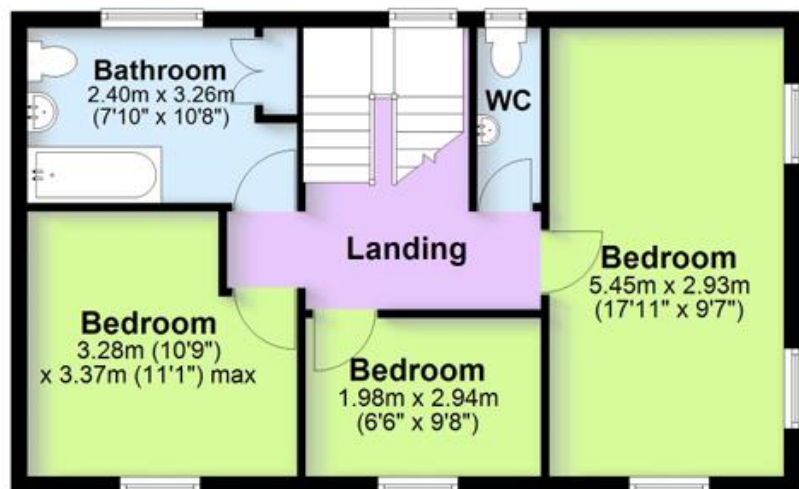
Cellar

Approx. 21.8 sq. metres (234.5 sq. feet)



First Floor

Approx. 52.8 sq. metres (568.3 sq. feet)



Holly Tree Farm EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	19 G	

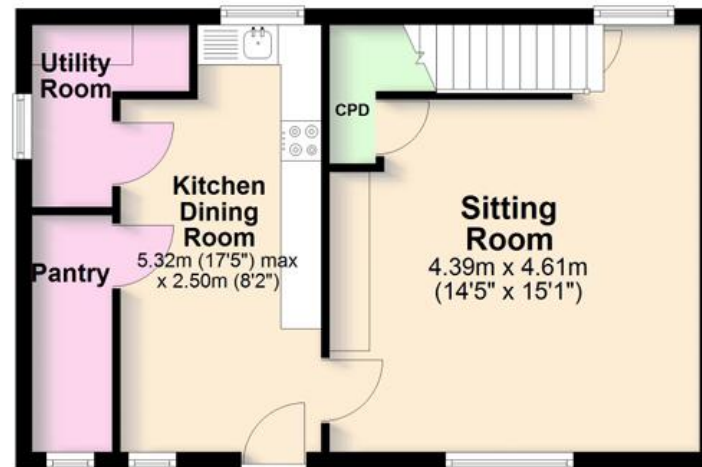
Holly Tree Cottage EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	19 G	

HOLLY TREE COTTAGE FLOOR PLAN & EPC

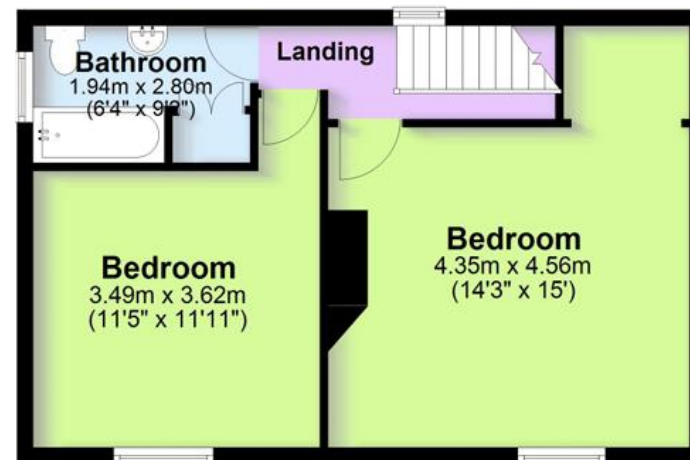
Ground Floor

Approx. 44.0 sq. metres (473.6 sq. feet)



First Floor

Approx. 45.5 sq. metres (489.4 sq. feet)



Holly Tree Farmhouse, Cottage & Barn, Thorpe

An idyllic rural property comprising farmhouse, cottage, barn and ancillary buildings available in two lots.



Artists impression of possible scheme

Skipton Auction Mart
Gargrave Road
Skipton
North Yorkshire
BD23 1UD
Tel: 01756 692 900
www.wbwsurveyors.co.uk

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