



Mill Hill Farm
Carleton





Mill Hill Farm

Carleton, Skipton, North Yorkshire, BD23 3HR

Guide Price: £600,000

An attractive smallholding including farmhouse, attached stone barn, general purpose barn and circa 3.42 acres (1.38 hectares) of land.

DESCRIPTION

Mill Hill Farm sits on the edge of the village of Carleton in Craven close to the market town of Skipton and the Yorkshire Dales. The three bedroomed farmhouse has a floor area of approximately 106.5 square metres (1,147 square feet) and will benefit from modernisation.

The ground floor includes an entrance porch to the front and rear, single storey kitchen extension, two reception rooms and a shower/store room. There are two bedrooms within the main house plus a house bathroom on the first floor with an extension into the barn to create the third bedroom. The attached stone barn has a ground floor area of approximately 76.36 square metres (822 square feet) and presents a number of opportunities including extension of the existing farmhouse to create a larger dwelling or the creation of a separate residential unit (subject to any necessary consents).

GENERAL PURPOSE BUILDING

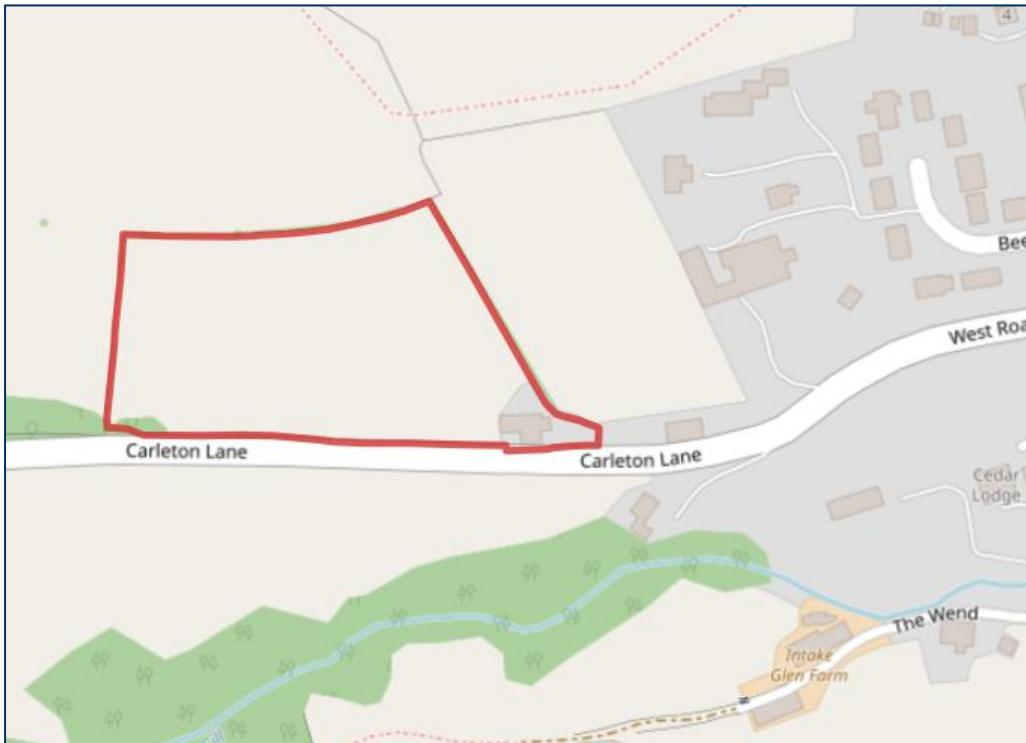
Located across the concrete yard from the house and barn there is a useful steel portal framed mono pitched outbuilding which measures approximately 5.8 m x 9.3 m internally.

THE LAND

Extending to approximately 3.4 acres (1.38 hectares) this historic hay meadow is accessed directly from the farmyard. The field is currently used for agriculture but could be used as an equestrian facility, environmental and conservation enhancement or an extension to the domestic curtilage subject to any necessary consents.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is subject to all wayleaves, easements and rights of way whether mentioned in these particulars or not. There is a public footpath adjacent to the eastern boundary of Mill Hill Farm and interested parties should ensure they are familiar with this and how it may affect their intended use of the property.



Skipton: approx. 3 miles

Settle: approx. 16 miles

Leeds: approx. 28 miles

Manchester: approx. 42 miles

SERVICES AND BOUNDARIES

The house benefits from a mains water supply and a mains electricity connection. Heating and domestic hot water is provided from an oil boiler and foul drainage is to a cess pit. None of the services have been tested and interested parties should ensure they carry out the necessary checks as part of their own due diligence. The land and property is bounded by a mix of drystone walls and hedges and all of which are in good condition.

TENURE

The property is held freehold and vacant possession will be given upon completion of the sale.

COUNCIL TAX

Mill Hill Farm is in Council Tax Band 'D'. The normal charge for Band D properties in Carleton-in-Craven for 2025/2026 is £2,488.80. For further details please visit the North Yorkshire Council website.

WHAT3WORDS

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VIEWING

This is strictly by appointment only and will be carried out as open viewings on a date and time to be arranged. To register your interest please contact David Claxton.

OFFERS AND ENQUIRIES

Offers are invited for Mill Hill Farm and the Vendor reserves the right to seek best and final offers at any stage during the marketing process. To make an offer or raise any queries please contact David Claxton on 01756 692900 or by email david.claxton@wbwsurveyors.co.uk



Details Prepared: May 2026



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Mill Hill Farm, Carleton, North Yorkshire



Skipton Auction Mart
Gargrave Road
Skipton
North Yorkshire
BD23 1UD

Tel: **01756 692 900**
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