



**Cranberry Hole Farm
Sutton in Craven**





Cranberry Hole Farm

Sutton in Craven, North Yorkshire

BD20 7AY

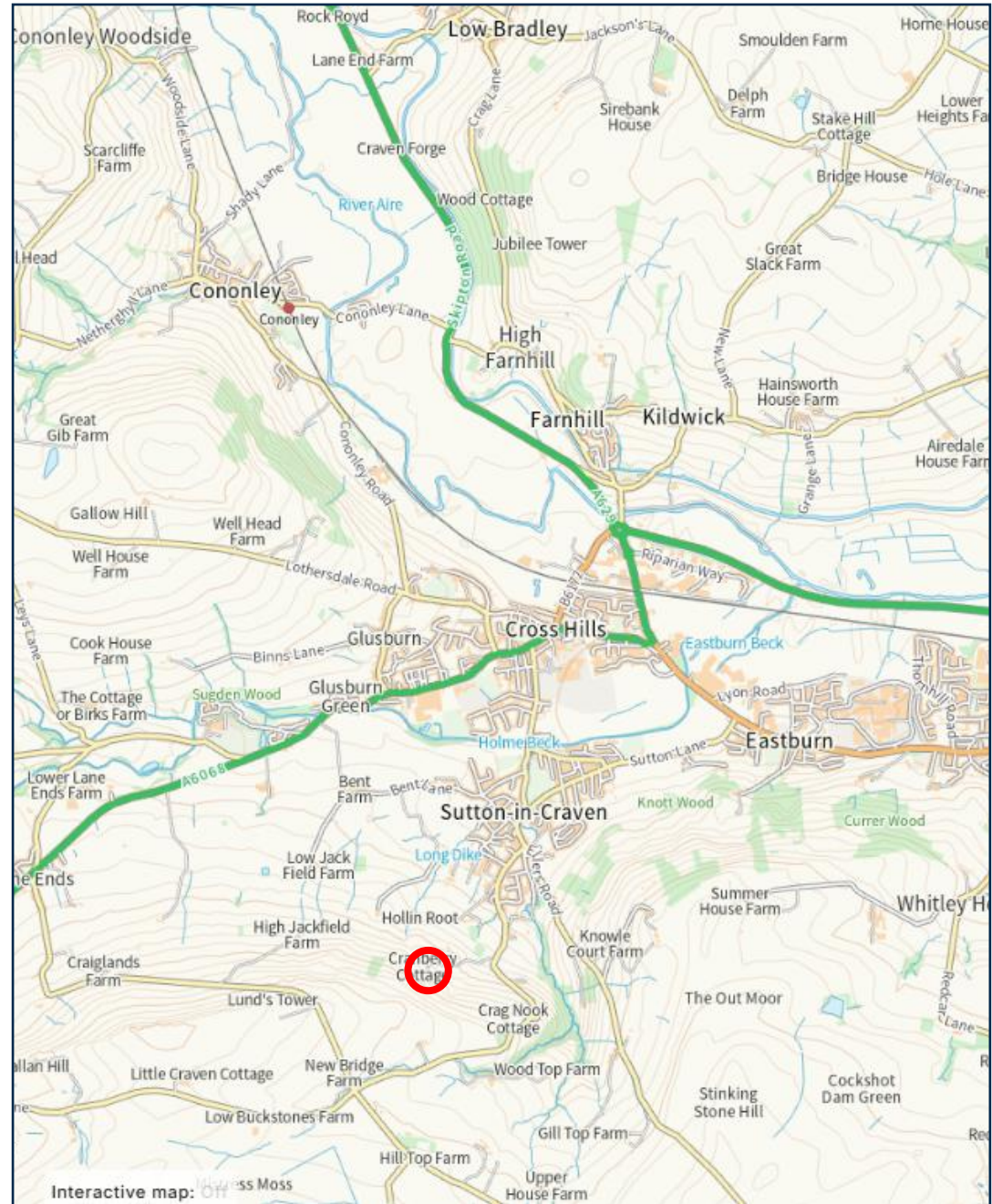
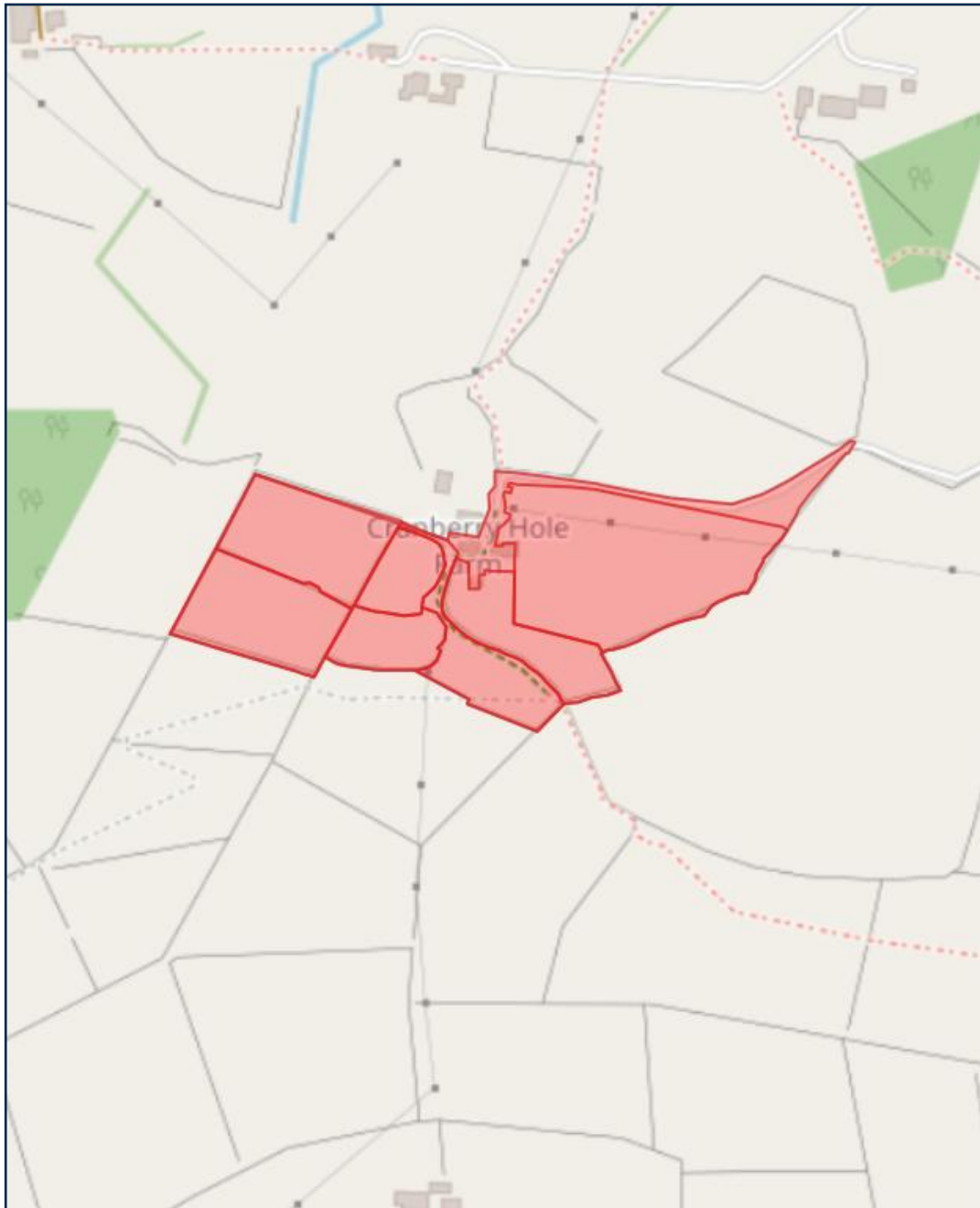
Guide Price: £695,000

A traditional farmhouse set within a ring fence of meadow and pasture land in a sought after location on the edge of the desirable village of Sutton in Craven.

- Grade II Listed farmhouse with many original features including an impressive Inglenook fireplace and mullion windows.
- Panoramic views of the surrounding Yorkshire countryside.
- Traditional stone barn and four ancillary farm buildings in immaculate condition.
- Set within approx. 8.35 acres (3.38 ha) of good quality pasture land all within a ring fence.



SITE PLAN & LOCATION PLAN



Not to scale—for identification purposes only



Keighley: approx. 5 miles

Skipton: approx. 6 miles

Ilkley: approx. 11 miles

Leeds: approx. 24 miles

GENERAL DESCRIPTION

Set in an elevated position with views towards Skipton and the Yorkshire Dales this exceptional property comprises a traditional Grade II listed farmhouse, traditional stone barns and timber framed buildings. Full of charm and character, the property sits in a picturesque rural location, surrounded by rolling hills with unrivalled views.

Located only 1/2 mile south west of the popular village of Sutton in Craven which offers a local shop, public houses and well established primary and secondary schools. The market town of Skipton is less than 10 miles away which offers a wide range of amenities and transport links to Leeds, Bradford and beyond.

Cranberry Hole Farm has not come to the market for over 60 years. During this time it has been a lovingly and immaculately cared for working family farm. The attention to detail on all drystone walls, gates and buildings has been second to none and must be seen to be appreciated.

THE FARMHOUSE

Cranberry Hole Farmhouse is a Grade II Listed farmhouse extending to approximately 140 square metres (1,509 square feet) over two floors. The farmhouse is in need of sensitive modernisation but briefly comprises;

GROUND FLOOR

On the ground floor there is a spacious living room with Inglenook fireplace complete with an original bread oven in the chimney corner and log burning stove; a second reception room with log burning stove; farmhouse kitchen with views to the surrounding countryside; understairs cupboard; external coal/log store.

FIRST FLOOR

Three double bedrooms and one single bedroom; house bathroom with separate w/c; storage cupboards;

OUTSIDE

A well maintained lawned garden facing to the south; attached stone built coal/wood store;

BARN AND OUTBUILDINGS

The farmyard has been immaculately maintained and includes a characterful Grade II Listed barn extending to approximately 150.2 square metres (1,616 square foot) currently used for agricultural storage. There are a number of ancillary buildings close to the farmhouse which are currently used for machinery storage.

The outbuildings offer a multitude of potential new uses including equestrian, multi generational living, holiday accommodation (subject to planning and other consents).

THE LAND

The farmland is currently being used for grazing and mowing for hay and extends to approximately 8.35 acres (3.38 ha). The land can be accessed via the metalled road of the farmyard. Situated within a ring fence and divided internally with a mix of well maintained drystone walls and fencing, the land slopes from 270 metres elevation at the southwestern boundary to 194 metres to the northeastern boundary. The land is currently unrestricted by environmental schemes. There is a both a mains and natural water supply to the land.



SERVICES

Cranberry Hole Farm benefits from mains electric and mains water supply. We understand that the property is served by a private septic tank. The Vendor cannot guarantee the equipment's compliance with the General Binding Rules. Heating for the farmhouse is via two log burning stoves and an electric immersion heater for hot water.

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

Cranberry Hole Farm is listed within Band F for Council Tax purposes and is payable to North Yorkshire Council Craven. The charge for a Band F property in the 2026/2027 period is £3,594.93

LOCAL PLANNING AUTHORITY

All enquiries regarding planning should be directed to North Yorkshire Council - Craven.

DIRECTIONS

From the village of Sutton in Craven take West Lane heading out of the village towards Cowling Moor. Travel on West Lane for approximately 700metres. Upon passing Lane Top Cottage on your right, take the right turn immediately after this property. A For Sale board will be erected marking the lane to Cranberry Top Farm.

WHAT3WORDS

[///glorious.purified.slave](#)

VIEWING

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

peter.williams@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 £695,000.

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: April 2026



CRANBERRY HOLE FARM

Ground Floor

Approx. 73.7 sq. metres (793.5 sq. feet)



First Floor

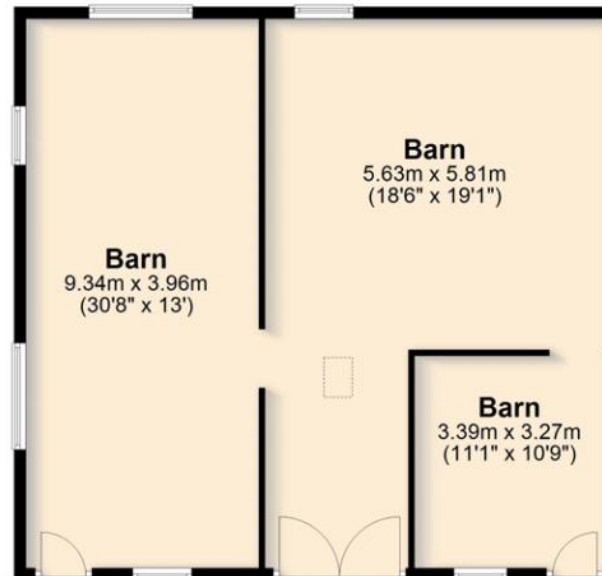
Approx. 66.5 sq. metres (715.5 sq. feet)



THE BARN

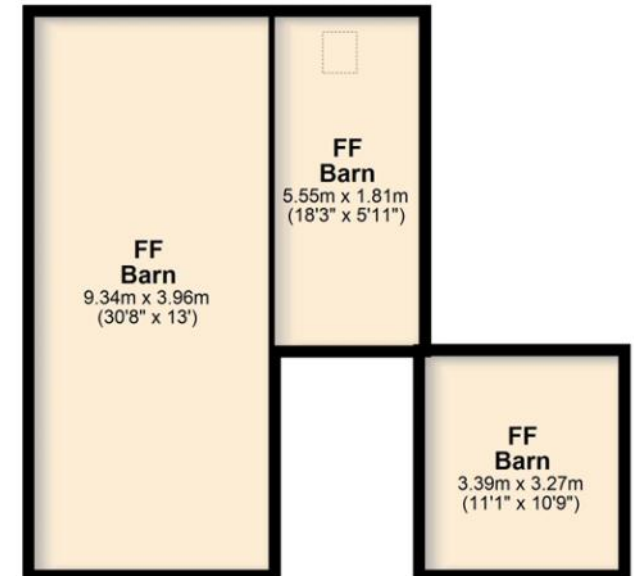
Ground Floor

Approx. 91.5 sq. metres (984.5 sq. feet)



First Floor

Approx. 58.7 sq. metres (631.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

Not to scale—for identification purposes only

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An idyllic rural property comprising farmhouse, barn and ancillary buildings set within 8 acres

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

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