

Crag Top Farm Farnhill, North Yorkshire





Crag Top Farm

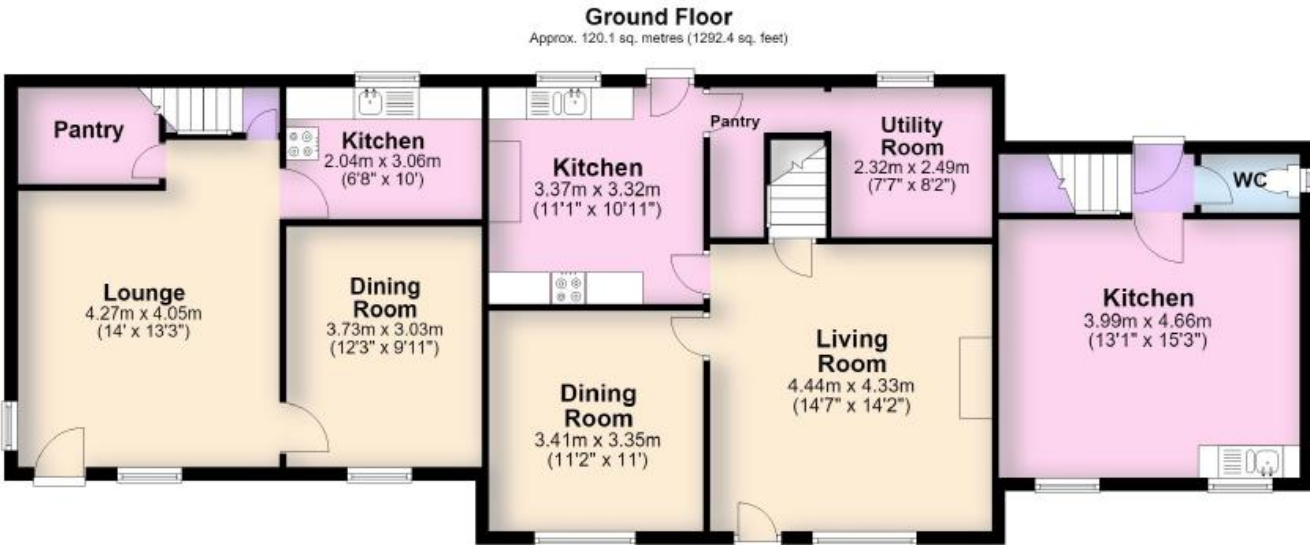
Farnhill, North Yorkshire

BD20 9AH

Guide Price: £1.6 million for the whole

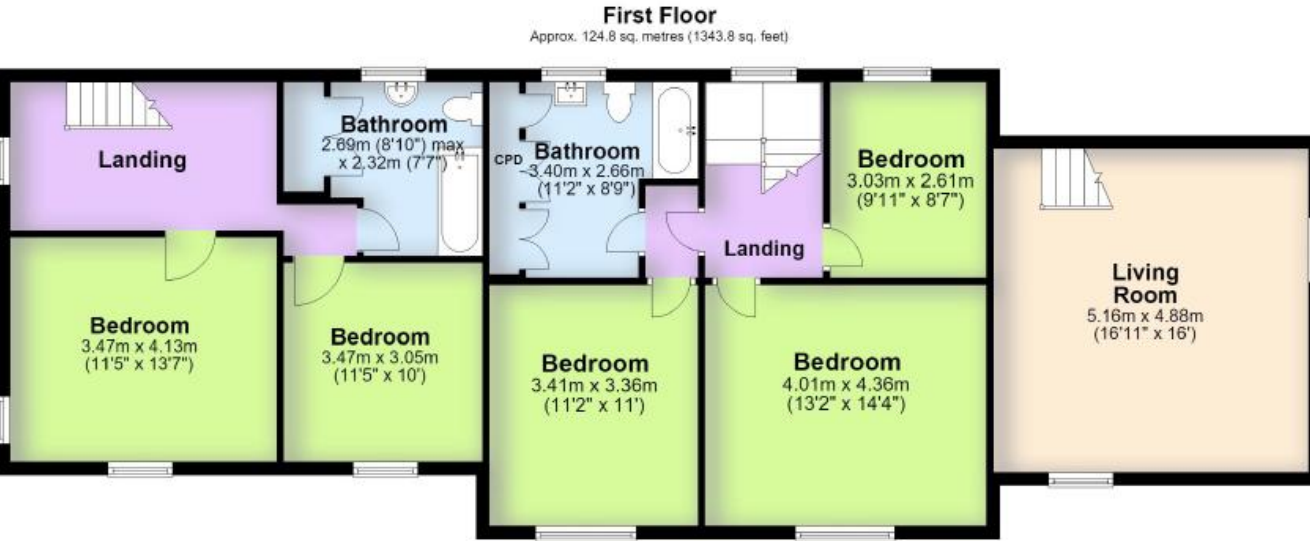
- A Grade II Listed semi detached farmhouse and cottage with annexe.
- Attractive traditional stone barn and stone cart building with loose house.
- A range of general purpose agricultural buildings.
- Land including meadow, pasture and woodland extending to a total area of 129.12 acres (52.28 ha).
- A quiet and peaceful location, conveniently located close to the village of Farnhill, the A629, Skipton and major cities including Leeds, Manchester by road and rail.

FLOOR PLAN & EPC



Crag Top Farm House

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		



Crag Top Farm Cottage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F		
1-20	G	11 G	

The Floor Plan is for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.

AERIAL VIEW



GENERAL DESCRIPTION

A fantastic opportunity to purchase a small farm offering both lifestyle and commercial agricultural opportunities within the Aire Valley and close to the market town of Skipton and the villages of Farnhill and Cross Hills.

THE FARMHOUSE

The traditional Grade II Listed farmhouse is located between Crag Top Cottage and the annex. Set out over two floors and extending to approximately 1,250 sqft (116.16 sqm) it provides the following accommodation;

Ground Floor: Living Room; Dining Room; Kitchen and Pantry

First Floor: Three Bedrooms and a House Bathroom.

CRAG TOP COTTAGE

Grade II Listed and situated adjacent to Crag Top Farmhouse the cottage offers a floor area of approximately 1,053 sqft (97.88 sqm) over two floors including;

Ground Floor: Living Room; Dining Room; Kitchen

First Floor: Two Bedrooms; House Bathroom

THE ANNEXE

Located on the eastern gable of the farmhouse and with external access only, the annexe offers basic accommodation over two floors extending to 507 sqft (47.09 sqm) including a WC and Store room on the Ground Floor and a Bedroom/Store on the First Floor.

The residential accommodation is set within a small south facing front garden with a croft to the rear, all of which overlooks the farmyard. The farmhouse, cottage and annexe will benefit from substantial

improvement and upgrade subject to any necessary consents.

TRADITIONAL STONE OUTBUILDINGS

These include a substantial stone barn with lean-to's and a smaller detached stone cart building with enclosed loose house. Totalling approximately 2,650 sqft (246 sqm), these traditional buildings present a variety of opportunities including continued use in agriculture or conversion subject to any necessary consents.

OUTBUILDINGS

These include an open fronted sheep shed, pole ditch barn with steel framed lean-to and a steel portal framed livestock and storage building. These offer a total floor area in the region of 5,340 sqft (496 sqm) and present a number of opportunities for the future.

THE LAND

Extending to approximately 129.12 acres (52.28 ha) the land includes a variety of meadows, mature woodland and pasture/rough grazing. Meadows close to the farmhouse extend to approximately 33.08 acres (13.39 ha) and are all accessible from the farmyard by internal gateways. Dividing the meadows from the pasture and rougher grazing areas, a horseshoe of woodland provides shelter for animals as well as an impressive backdrop when looking north from the farmstead. The pasture and rough grazing abuts Farnhill Moor and the historic Farmhill Pinnacle and as well as being accessible from the farmstead it also connects with New Lane which provides vehicular access directly off the highway. These pastures provide grazing for livestock as well as other opportunities including continued use for agriculture or perhaps environmental and conservation management and/or enhancement subject to any necessary consents.



ACCESS

Crag Farm is accessed off Hall Gardens which is in turn connected to Grange Road. A private drive through mature woodland connects the farmstead to the highway and is included within the property being sold.

DELINKED PAYMENTS & COUNTRYSIDE STEWARDSHIP SCHEMES

All of the land is registered with the Rural Payments Agency and is not subject to any Agri-Environment Agreements.

TENURE

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

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is sold subject to all wayleaves, easements and rights of way whether mentioned in these particulars or not. Interested parties should familiarise themselves with the access track and local footpaths and how they may effect the proposed use of the farm. There are third party access rights over the track and through the farm yard to the adjacent properties.

SERVICES

The farmhouse and cottage have single phase electricity connections and water is provided from a private spring. The Spring supply is shared with neighbours and requires treatment and there are facilities for this within the farmhouse annexe. Drainage is to a septic tank which is unlikely to comply with current regulations and interested parties should plan to fit a replacement as part of the renovation works.

None of the services have been tested and interested parties should carry out their own due diligence prior to making an offer.

VIEWING

The farm is to be viewed by appointment only and interested parties should contact WBW to arrange a viewing.

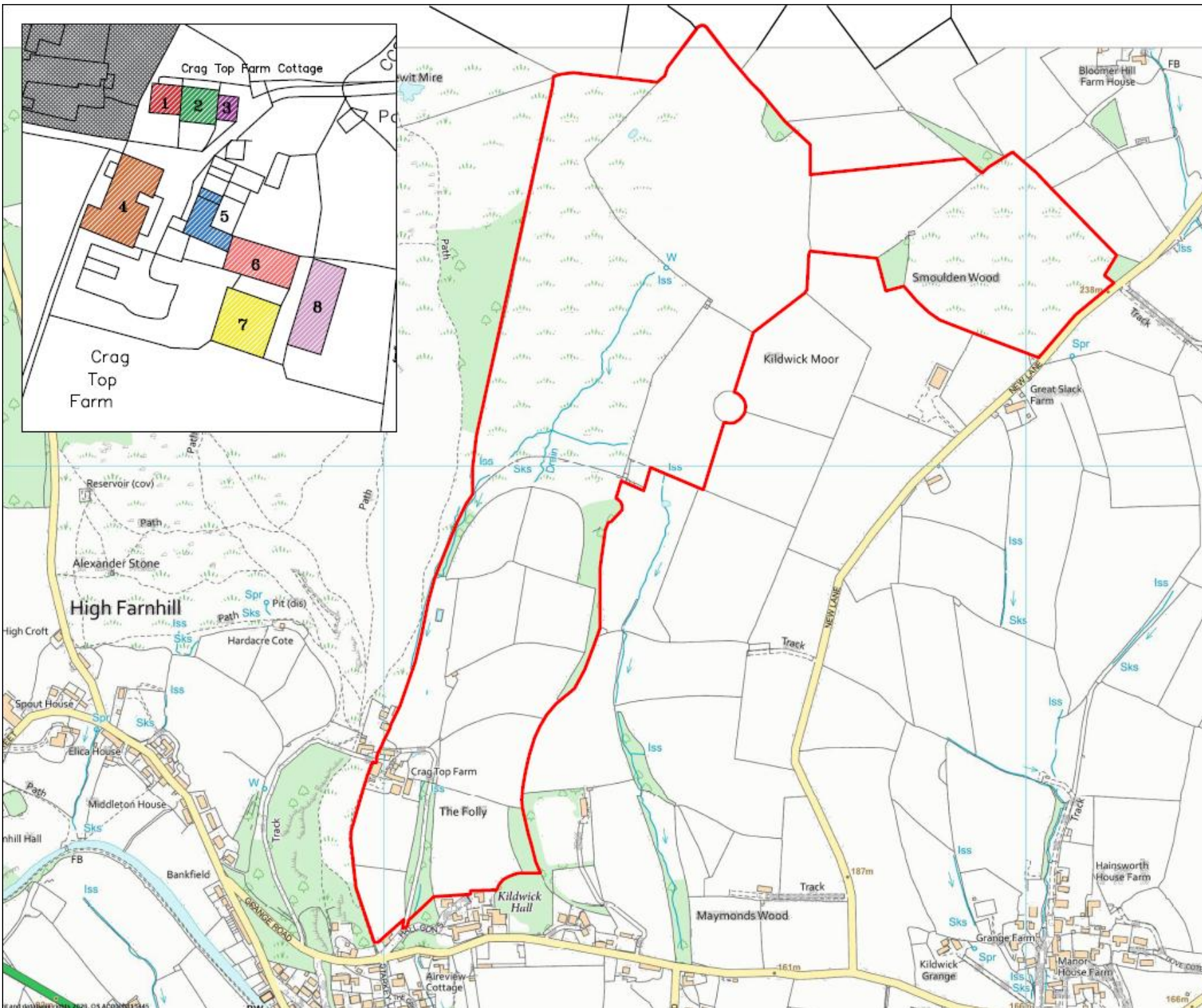
METHOD OF SALE

The property is offered for sale as a whole but consideration may be given to a split sale subject to bids being made for all parts. The Vendor reserves the right to seek best and final offers at any stage in the marketing process. To make an offer or to raise any queries please speak to David Claxton on 01756 692900 or by email:

david.claxton@wbwsurveyors.co.uk

Details Prepared: August 2026





Building No.	Building
1	Crag Top Cottage
2	Crag Top Farmhouse
3	Annex
4	Stone Barn
5	Stone cart shed & loose box
6	Pole barn
7	Open fronted steel sheep shed
8	Portal frame cattle/ storage building

Crag Top Farm, Farnhill

An exciting opportunity to acquire a superbly located small farm in Yorkshire.



WBW Surveyors
Skipton Auction Mart
Gargrave Road
Skipton
BD23 1UD
T: 01756 692900
www.wbwsurveyors.co.uk

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GENERAL: While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

SERVICES: Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase. **PLANNING PERMISSION:** We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.