

An aerial photograph of a rural farmstead. In the foreground, a large green field is visible. To the left, there are several stone buildings, including a large barn with a corrugated metal roof and a smaller outbuilding. A stone wall runs across the middle ground. In the center, a two-story stone house with a chimney and multiple windows is situated. To the right of the house is another large stone building, possibly a barn or workshop. The background features rolling green hills and a dense line of trees under a clear blue sky.

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WINTERBURN HALL FARM

Winterburn, Gargrave, Skipton, North Yorkshire BD23 3QR



Looking East

WINTERBURN HALL FARM

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A BEAUTIFULLY PRESENTED FARM SITUATED IN A PRIME YORKSHIRE DALES LOCATION

Set amidst the breathtaking scenery of the Yorkshire Dales, Winterburn Hall Farm offers a rare opportunity to acquire a charming farm holding comprising spacious five bedroom farmhouse, a range of traditional stone buildings and steading, rolling pastureland, extending in all to approximately 227.00 acres (91.87 hectares).

FOR SALE AS A WHOLE OR IN SIX LOTS

SKIPTON
7 miles

LEEDS BRADFORD AIRPORT
26 miles

HARROGATE
28 miles

(all distances are approximate)

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Lot 1

LOCATION

Winterburn Hall Farm is set in a scenic location within the rolling beauty of the Yorkshire Dales National Park. The farm is positioned at the heart of the idyllic village of Winterburn which lies a short distance south-west of Grassington and approximately 7 miles from the thriving market town of Skipton. Skipton offers a wide range of amenities including independent shops, supermarkets, well regarded education establishments and excellent transport links to Leeds, York and beyond. There are popular livestock markets at Skipton, Gisburn, Bentham and Clitheroe, which are all easily accessible from Winterburn.

Winterburn Hall Farm is accessed directly off Winterburn Lane with the majority of the land having good roadside access.

What3Words: [///rivals.results.canals](#)

DIRECTIONS

From the East:

From Skipton, at Grassington Road Roundabout, take the exit signposted Grassington (B6265). Continue on Grassington Road until Rylstone, turning left towards Hetton. Follow Raikes Lane until you come to the 'T' junction and turn left towards Hetton, Gargrave & Settle. Continue following the road for approximately 1.5 miles until you arrive in Winterburn. At the centre of the village, you will find the farmhouse and steading on your right and the traditional buildings on your left.

From the West:

Travelling on the A65, continue to Gargrave. Travel through Gargrave until you reach the signposted turn off towards Malham and Grassington. Take a left here onto Eshton Road, bearing left towards Malham and follow for approximately 1 mile until reaching a right turn signposted Winterburn. Follow the road for 1 and a quarter miles before arriving in Winterburn. The farmhouse and steading will be on your left and the traditional buildings on your right.



Lot 1



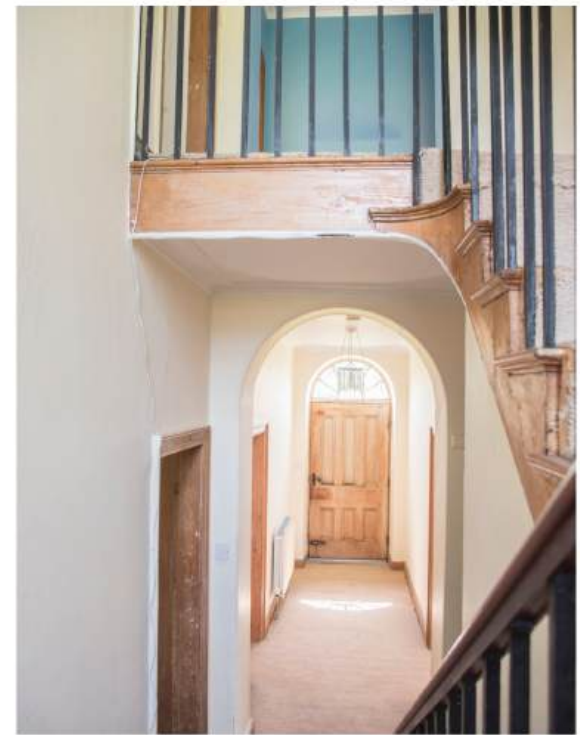
WINTERBURN HALL (Lot 1)

A substantial five bedroom farmhouse located in the heart of the peaceful and picturesque village of Winterburn. Blending traditional charm with spacious family living, the farmhouse enjoys an enviable position surrounded by open countryside.

The ground floor provides versatile living accommodation, with a traditional farmhouse kitchen, spacious reception rooms and variety of spaces that could be adapted to suit family life, entertaining or home working.

On the first floor, there are five well-proportioned bedrooms, including a principal bedroom which benefits from an adjoining ancillary room, offering the perfect opportunity for conversion into an en-suite bathroom or walk-in dressing room. Two family bathrooms serve the remaining bedrooms.

The farmhouse is generous in scale and retains a wealth of original features, but would benefit from a programme of internal redecoration and improvement. The farmhouse provides an excellent opportunity to create a distinguished family home set within an idyllic North Yorkshire location.



Winterburn Hall Floorplan

GROUND FLOOR
1330 sq.ft. (123.5 sq.m.) approx.



1ST FLOOR
1339 sq.ft. (124.4 sq.m.) approx.



TOTAL FLOOR AREA : 2669 sq.ft. (248.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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STEADING (Lot 1)

Lot 1 comprises a former traditional dairy unit, the farm steading has more recently been used to support an extensive livestock enterprise. The buildings are conveniently arranged around a concrete yard, providing adaptable livestock housing with good access directly off the public highway.

The buildings briefly comprise the following:

Cubicle Shed - 125m² (1345ft²)

Formed of concrete block walls, under fibre cement roof providing cubicles for 18 with central loose housing.

General Livestock Housing and Storage - 228m² (2454ft²)

Traditional barn formed of stone walls under fibre cement roof providing useful storage and loose housing space and including original traditional parlour milking byre.

Former Dairy - 42m² (452ft²)

Formed of stone under slate mono-pitched lean-to roof with timber sliding doors providing useful workshop and storage space.

Dutch Barn - 154m² (1657ft²)

Open fronted timber frame Dutch pole barn clad with tin sheeting providing covered storage space.

(all measurements are approximate, gross external area)



TRADITIONAL BUILDINGS (Lot 2)

Lying to the east of the farmhouse, on the opposite side of the public highway, Lot 2 offers a traditional range of barns with the benefit of approx. 1 acre (0.40 hectares) of land. The buildings benefit from a concrete walled courtyard and excellent roadside access. Access to the land can be taken via a field gate from the courtyard or through the traditional barn using the pedestrian door within the large arched timber entrance.

Single Storey Byre - 84m² (904ft²)

Formed of stone walls under a pitched slate roof providing a useful workshop, garage and storage space.

Traditional Barn - 246m² (2647ft²)

Traditional barn formed of stone walls under a slate pitched roof with timber double doors. The barn is split into two with part providing double height loose housing and storage space. The other half is part lofted with access via an external staircase with both floors providing useful storage and workshop space.

(all measurements are approximate, gross external area)

Note:

The vendor is seeking planning permission for the conversion of the barns. Further detail will be provided when available.



LAND

As a whole the land extends to approximately 227.00 acres (91.87 hectares) and comprises of a variety of pasture and meadow land and is undulating in nature ranging from 145 m to 215 m above sea level. The land is classified Grade 4 under the Agricultural Land Classification, with slightly acid loamy and clayey soils. All of the land benefits from good access directly from the public highway and then from field to field. The majority of the boundaries are in good stock proof condition and comprise a mixture of traditional dry stone walls, mature hedgerows and post and wire fencing. The land is served by a mixture of natural and mains water supplies.

The land is offered for sale within the whole or in Lots as follows:

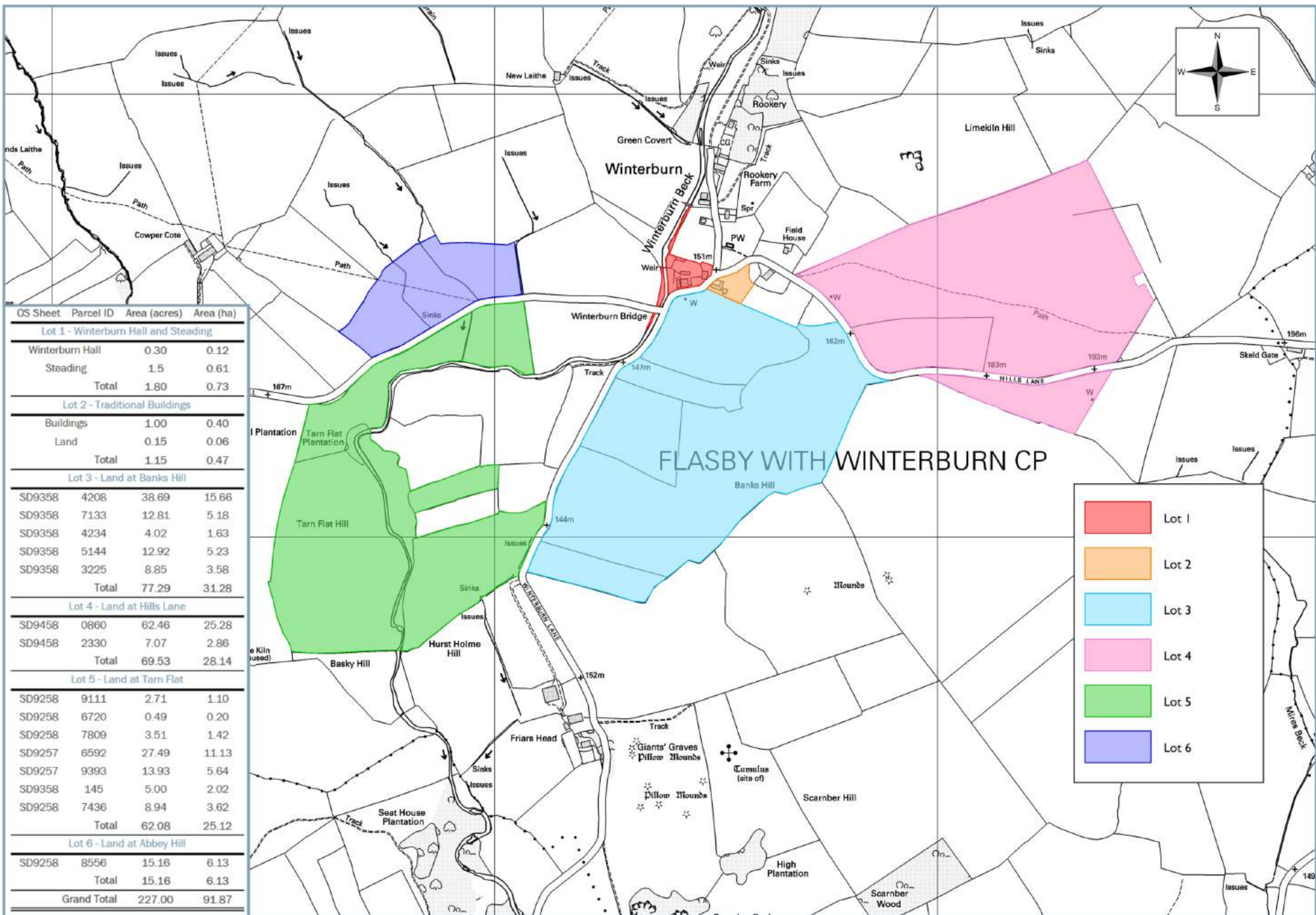
Lot 3 - Land at Banks Hill extending to approximately 77.29 acres (31.28 hectares) (Blue)

Lot 4 - Land at Hills Lane extending to approximately 69.53 acres (28.14 hectares) (Pink)

Lot 5 - Land at Tarn Flat extending to approximately 62.08 acres (25.12 hectares) (Green)

Lot 6 - Land at Abbey Hill extending to approximately 15.16 acres (6.13 hectares) (Navy)







GENERAL REMARKS

Designations

We are not aware of any designations affecting the holding other than being located within the Yorkshire Dales National Park.

Council Tax

The Council Tax band for Winterburn Hall Farmhouse is Band D.

Energy Performance Certificate

Winterburn Hall Farmhouse currently has an EPC rating of F.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all existing Easements, Wayleaves and Rights of Way whether public or private and whether mentioned or not.

Environmental Schemes and Grants

There is an existing Countryside Stewardship Mid-Tier scheme covering some of the land. Further information can be obtained from the Selling Agent.

Sporting and Mineral Rights

The sporting and mineral rights are included in the sale, in so far as they are owned.

Tenure

The property is offered freehold with vacant possession upon completion.

Method of Sale

The property is offered for sale by private treaty as a whole or in six Lots. All prospective purchasers must register their interest with the Selling Agent.

Enquiries

To enquire further or request an offer pack please contact the Selling Agents Davis & Bowring:

T: 015242 74440

E: land@davis-bowring.co.uk

Viewings

Viewings of the land are permitted during daylight hours subject to possessing a copy of the sale particulars. Viewings of Lot 1 and Lot 2 are strictly by appointment with the Selling Agents Davis & Bowring, contact number: 015242 74440



LOTING DETAILS

Whole - extending to approximately 227.00 acres (91.87 hectares)

Guide Price - £2,500,000 (Two Million Five Hundred Thousand Pounds)

Lot 1 - Winterburn Farmhouse & Steading

Guide Price - £770,000 (Seven Hundred and Seventy Thousand Pounds)

Lot 2 - Traditional Buildings & approx. 1 Acre of Land

Guide Price - £150,000 (One Hundred and Fifty Thousand Pounds)

Please refer to the note on page 10

Lot 3 - Land at Banks Hill extending to approximately 77.29 acres (31.28 hectares)

Guide Price - £600,000 (Six Hundred Thousand Pounds)

Lot 4 - Land at Hills Lane extending to approximately 69.53 acres (28.14 hectares)

Guide Price - £420,000 (Four Hundred and Twenty Thousand Pounds)

Lot 5 - Land at Tarn Flat extending to approximately 62.08 acres (25.12 hectares)

Guide Price - £440,000 (Four Hundred and Forty Thousand Pounds)

Lot 6 - Land at Abbey Hill extending to approximately 15.16 acres (6.13 hectares)

Guide Price - £120,000 (One Hundred and Twenty Thousand Pounds)

IMPORTANT: Davis & Bowring, for themselves and for the vendors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the seller agent nor the vendor takes responsibility for any part of the property. Photographs obtained and particulars prepared August 2025.

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