



High House Farm

Gawthrop, Dent, Sedbergh, Cumbria, LA10 5TA

A peaceful and traditional upland hill farm accessed via a private hardcore track, located within the centre of the Yorkshire Dales National Park.

The property comprises a historic, three-bedroom farmhouse, in need of full renovation and modernisation, set within a small range of stone-built farm buildings which benefit from development potential, subject to the necessary consents.
Grade 4/5 agricultural grazing meadow and allotment land.

Extending in total to circa 229.91 acres (93.04 hectares).

For sale in Four Separate Lots.

TO BE SOLD BY PUBLIC AUCTION AT SEDBERGH PEOPLE'S HALL, HOWGILL LANE, SEDBERGH, LA10 5DQ ON THURSDAY 9TH OCTOBER 2025 AT 2:30pm



Key Features

- **Traditional Hill Farm with lots of potential, offered in 4 lots.**
- **Lot 1; Characterful 3-bedroom, Grade II Listed Farmhouse, in need of full renovation, set within a range of traditional, stone-built agricultural buildings. Productive meadow and pasture land extending to 65.09 acres (26.34 hectares).**
- **Lot 2; A large block of grazing allotment land extending to 63.70 acres (25.78 hectares).**
- **Lot 3; 41.56 acres (16.82 hectares) of productive allotment land benefitting from access off the adjoining hardcore track.**
- **Lot 4; Singular field parcel extending to 59.55 acres (24.10 hectares) of rough allotment land, with direct roadside access.**
- **The sale of High House Farm presents the opportunity to acquire a sizeable, rural smallholding in an idyllic location within the Yorkshire Dales National Park.**
- **Rural dwelling in need of full refurbishment ideal for those looking for a project.**

Location High House Farm lies in the Yorkshire Dales National Park, about a mile south of Gawthrop, approximately five miles south-east of Sedbergh. Situated in the county of Cumbria, High House Farm benefits from excellent transport links to the Lake District. Accessed via a private hardcore track, the property benefits from a rural position, overlooking the picturesque Yorkshire Dales Countryside.

Grid Reference: SD 69269 86868
What3Words: loosens.stale.warp

Directions

Travelling from the M6, taking junction 37, head south-east on the A684 towards the Old Scotch Road until you reach Sedbergh. Take a right onto Busk Lane for approximately 0.5 miles. At the T-Junction, turn right on Loftus Hill. Continue along this road onto Moser Hill Brow, then onto Hall Road, taking the first right over Barth Bridge. Continue on this road for 0.3 miles, then take the first right onto Brackensgill Lane down into Gawthrop. Turn left onto Stone Rigg Outtake which is signposted to Barbon and Kirkby Lonsdale. Continue along this road for approximately 0.5 miles, then the entrance to the hard-core track is on your left.





SCHEDULE OF LOTS

Lot No	Description	Colour on Plan	Hectares	Acres
1	Farmhouse, Buildings and Land	Red	26.34	65.09
2	Allotment Land Adjacent to High House Farm	Blue	25.78	63.70
3	Allotment Land Across the Public Bridleway	Yellow	16.82	41.56
4	Allotment Land on Barbondale Road	Pink	24.10	59.55
TOTAL			93.04	229.91

Property Description

High House Farm presents a rare opportunity to purchase a scenic hill farm within the Yorkshire Dales National Park. In the centre of the steading lies a Grade II Listed, three-bedroom farmhouse, full of character and original features. The property is in need of complete renovation and is currently in an uninhabitable condition. The sale presents an excellent opportunity for those looking for a rural lifestyle, or to expand their existing farming enterprise. The farmhouse is surrounded by traditional stone-built agricultural buildings and benefits from circa 229.91 acres (93.04 hectares) of meadow and pastureland, ideal for livestock grazing and with potential for providing an income from environmental schemes.

Lot 1

Farmhouse, Buildings and Land Extending to 65.09 ac (26.34 ha).

Guide Range: £550,000- £600,000

Comprising a historic Grade II Listed, three-bedroom stone-built farmhouse dating to 1687 which is in need of complete renovation. Set within a range of traditional, stone-built agricultural buildings, providing agricultural storage and livestock housing. Good quality meadow and pastureland extending to 65.09 acres set within a ring-fence surrounding the farm steading.

Lot 1 is accessed via a Right of Access over the hardcore track running through the adjoining farmland and abutting the Stone Rigg Outrake Highway.

Farmhouse Grade II Listed, traditional three-bedroom property constructed of coarse sandstone rubble with quoins and a whitewash rear wall, set under a stone slate roof. The property was constructed in 1687, as demarked on the first-floor window.



The Accommodation Briefly Comprises:

(All measurements are approximate)

Ground Floor

Entrance Porch

0.9m x 2.22m

The entrance porch provides access to the kitchen. Flag stone floor. Window.

Kitchen

4.2m x 4.5m

Mullion windows, traditional Twyford sink, block fireplace, electric oven, open wooden beams, 2 x traditional single glazed windows and double-glazed uPVC window (not consented) found on the southern elevation.

Lounge

3.89m x 4.53m

Open fireplace, understairs cupboard, double glazed window on southern elevation.

Front Porch

0.61m x 1.18m

Concrete floor, impressive character studded front door.

Pantry

1.30m x 4.93m

Concrete floor, built-in store cupboard, stone flagged shelving. The ceiling is in an unstable condition with signs of woodworm infestation throughout.

Hallway to Stairway

1.88m x 0.68m

First Floor

Landing

5.32m x 0.53m

Provides access to all bedrooms, signs of damp, uPVC window.

Bedroom No.1

2.12m x 4.62m

Single Room. Unstable floor.

Bathroom

2.47m x 3.57m

W/C, bath, wash hand basin, airing cupboard.

Bedroom No.2

3.55m x 2.30m

Double Room, double window. Unstable flooring.

Bedroom No.3

4.19m x 2.30m

Double Room, double window. Unstable flooring.

Please Note: The farmhouse is Grade II Listed, list entry: 1383968.

Prospective purchasers are advised to make their own enquiries regarding this matter and will be expected to acquire the property in its currently condition, accepting any associated liabilities.

EPC Rating: G.

Council Tax Rating: C



Agricultural Buildings

High House Farm benefits from a small range of traditional outbuildings that have been utilised for stock housing and storage with potential for future development and expansion, subject to the relevant permissions from the Local Authorities. All buildings would benefit from repairs and maintenance. Details and approximate internal measurements of buildings included within Lot 1 are as follows:

- | | |
|--|-----------------------|
| 1. Hay Barn | 14.65m x 6.93m |
| Traditional bank barn, re-slatted in the 1980s with ornate cast iron guttering and mews beneath. | |
| 2. Byres | 14.59m x 5.44m |
| Traditional stone building with slate roof. | |
| 3. Loose Housing | 3.90m x 4.60m |
| Concrete block building with tin roof. | |
| 4. Traditional Building | 2.00m x 2.00m |
| Traditional building with stone flagged roof. | |
| 5. Cooling House | 2.36m x 3.34m |
| Block built building with rough cast finish under asbestos roof. | |
| 6. Farm Store / Loose Box | 4.78m x 3.96m |
| Concrete and timber framed building with tin roof. | |
| 7. Field Barn | 8.68m x 6.49m |
| Traditional stone barn under a slate roof, located between field parcels 11 and 12. Used as hay storage and an old byre. | |

Please note, due to the unstable condition of these buildings, we request that no one enters the buildings for the Risk of Health and Safety. It is recommended that interested parties view these buildings from the outside only.

Agricultural Land

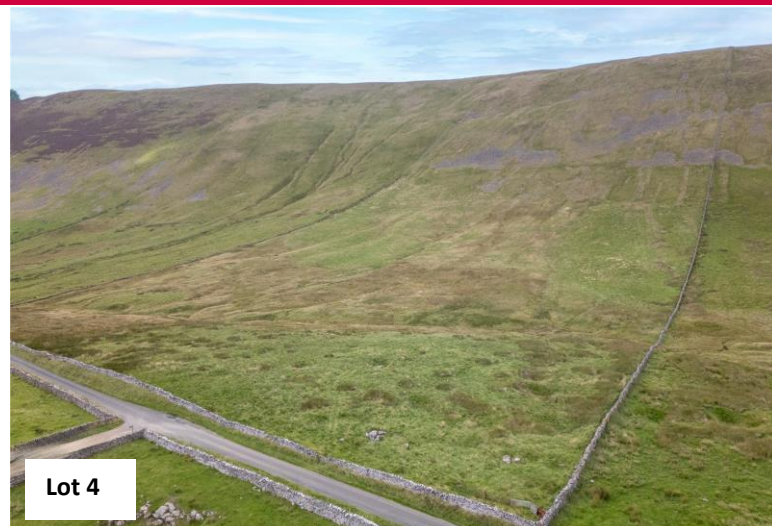
Lot 1 is offered with approximately 65.09 acres (26.34 hectares) of permanent pasture which lends itself to being used for hay meadow and grazing for pasture. The land lies within a practical, ring-fence around the farmhouse and steading.

Lot 1 benefits from a right of access across third-party land, which leads directly into the farm steading. The land is accessed from a Right of Access over the hardcore track, then on a field-by-field basis. The Right of Access can be seen hatched black on the Sales Plan.

The land is classified as a mixture of DEFRA'S Grade 4 and 5 agricultural land. The land benefits from a natural water supply from the various springs and gills running through the property. Included within Lot 1 is a small area of deciduous woodland extending to 4.30 acres (1.74 hectares).

There is a public footpath down the access track into High House Farm, this runs from Barbondale Road towards Dent.

Lot 1			
Field No	Description	Hectares	Acres
1	Grassland	0.93	2.30
2	Grassland	0.41	1.01
3	Grassland	1.02	2.52
4	Woodland	1.74	4.30
5	Pasture	1.13	2.79
6	Pasture	3.52	8.70
7	Pasture	1.91	4.72
8	Steading & Hardcore Access Track	0.29	0.72
9	Pasture	0.52	1.28
10	Pasture	0.09	0.22
11	Meadow	1.19	2.94
12	Meadow	0.44	1.09
13	Grassed over Track	0.86	2.13
14	Grassland	12.34	30.49
TOTAL		26.34	65.09



Lot 2 Land Extending to 63.70 acres
Guide Range- £125,000- £150,000

Lot 2 comprises of an extensive block of permanent pasture extending to 63.70 acres (25.78 hectares). The land is designated as rough allotment land; however, it still provides a considerable area for livestock grazing.

The land within Lot 2 benefits from a Right of Access from the Bridleway, situated to the south of the block of land. This Right of Access is shown hatched red on the Sale Plan. Lot 2 is watered by a natural supply from High Lathe Gill which runs centrally through the allotment.

Lot 2			
Field No	Description	Hectares	Acres
15	Allotment	25.78	63.70

Lot 3 Land Extending to 41.56 acres
Guide Range- £80,000- £90,000

Lot 3 is a singular block of allotment land extending to 41.56 acres (16.82 hectares) positioned to the south-west of the farm steading, as shown on the enclosed sales plan. The block of land lies separate, as shown on the enclosed sales plan.

The land benefits from a Right of Access from the Bridleway, which lies along the northern boundary of Lot 3. This Right of Access can be seen hatched red on the Sales Plan. The land is bordered by traditional, dry-stone walls which enables the land to be in a stock-proof condition.

Lot 3			
Field No	Description	Hectares	Acres
16	Allotment	16.82	41.56

Lot 4 Land Extending to 59.55 acres
Guide Range- £70,000- £90,000

Lot 4 is a further parcel of allotment land that sits on a fell, extending to 59.55 acres (24.10 hectares) which lies to the west of the main farm steading. Lot 4 benefits from roadside access off Barbondale Road, Barkin Beck runs along the bottom of the fell, providing a natural water supply to stock.

Much of the higher extent of the land is designated Countryside Rights of Way Act 2000 Open Access Land.

Lot 4			
Field No	Description	Hectares	Acres
17	Allotment	24.10	59.55

General Information and Stipulations

The following Stipulations where applicable shall be deemed as Special Conditions of Sale. In the event of any variance between the Stipulations and the Special Conditions of Sale then the latter will prevail. Purchasers will also be deemed to have had full notice of the Stipulations and the Special Conditions of Sale and the same will not be read out at the time of sale. The Special Conditions of Sale may be inspected at the Auctioneer's Offices and also the offices of the Seller's Solicitors FOURTEEN days prior to the sale.

N.B Prospective purchasers are requested to contact the Seller's Solicitors to discuss legal matters pertinent to the Sale Contract and documentation.

Solicitors Michael McGarry, McGarry & Co Solicitors.
office@mbmccgarry.co.uk 015396 223 40

Tenure Freehold. Vacant possession upon completion.
The date fixed for completion is **FRIDAY 7th NOVEMBER 2025** or earlier by mutual agreement.

Services Mains, single-phase electric supply. Private water supply from spring, but neither of these services have been tested. Private domestic drainage, however, it is assumed that this septic tank is non-compliant with the General Binding Rules 2020. There is currently no central heating system at the property, a number of the reception rooms and bedrooms benefit from open fireplaces.

Standard construction.

There is private off-road vehicle parking.

Boundaries The ownership and maintenance responsibilities of the external boundaries are unknown, prospective parties are therefore to make their own enquiries and accept the position.

Sale Plan The Sale Plan has been prepared by the Auctioneers for the convenience of prospective purchasers. They are deemed to be correct with any error, omission or misstatement shall not affect the sale. The purchasers must satisfy themselves as to its accuracy.

Method of Sale The property is to be sold by Public Auction, as described in these particulars. The property is to be offered in separate lots, then interested parties will have the ability to bid on lots 1 & 2 together.

The seller reserves the right to amalgamate, withdraw, or exclude any of the property shown at any time or generally amend the particulars or order of sale.

Local Authority Westmorland and Furness Council. Tel no: 0300 373 3300.

Viewing The land can be viewed at any time with a set of the particulars. Set viewing days for the farm steading. Wednesday 10th September 2025 (11am-1pm). Saturday 20th September 2025 (12:30pm- 2:30pm). Thursday 25th September 2025 (1pm-3pm). **Interested parties must book an appointment to view the house and buildings prior to the viewing dates. Please contact our Staveley Office on [01539 721375](tel:01539721375), Option 3. Parties wishing to view the house and steading are advised to access either via a 4x4, foot, or arrangements can be made to chaffer parties to the property.**

Stewardship Schemes There are no known Stewardship Schemes in place.

Sporting and Mineral Rights Included in so far as we are aware.

IMPORTANT NOTICE:

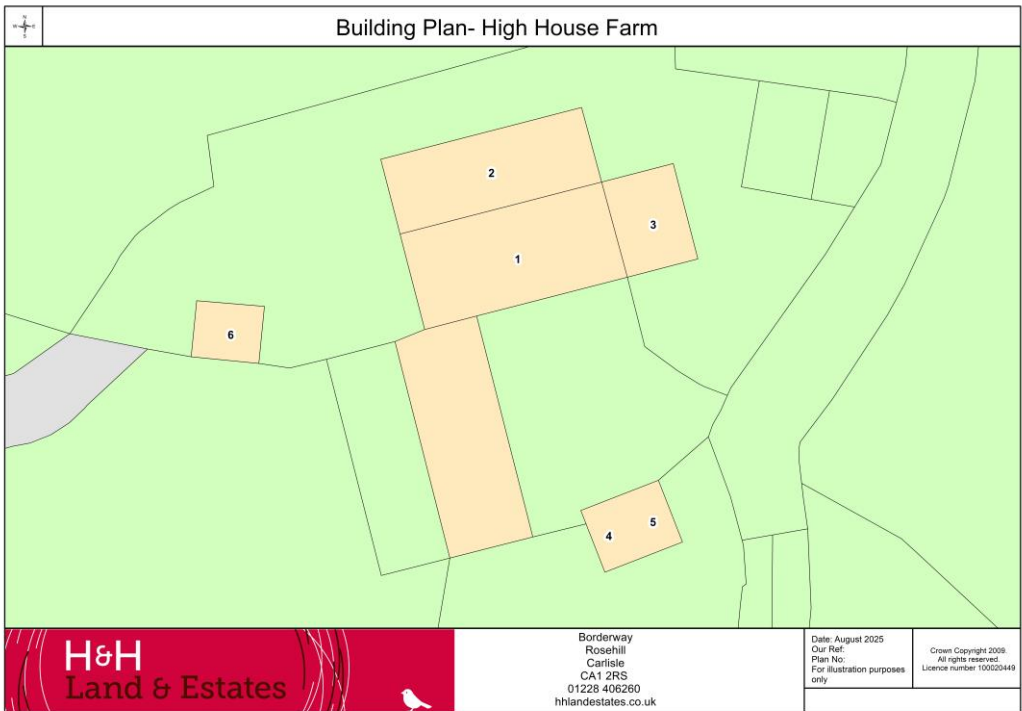
H&H LAND & ESTATES Ltd for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

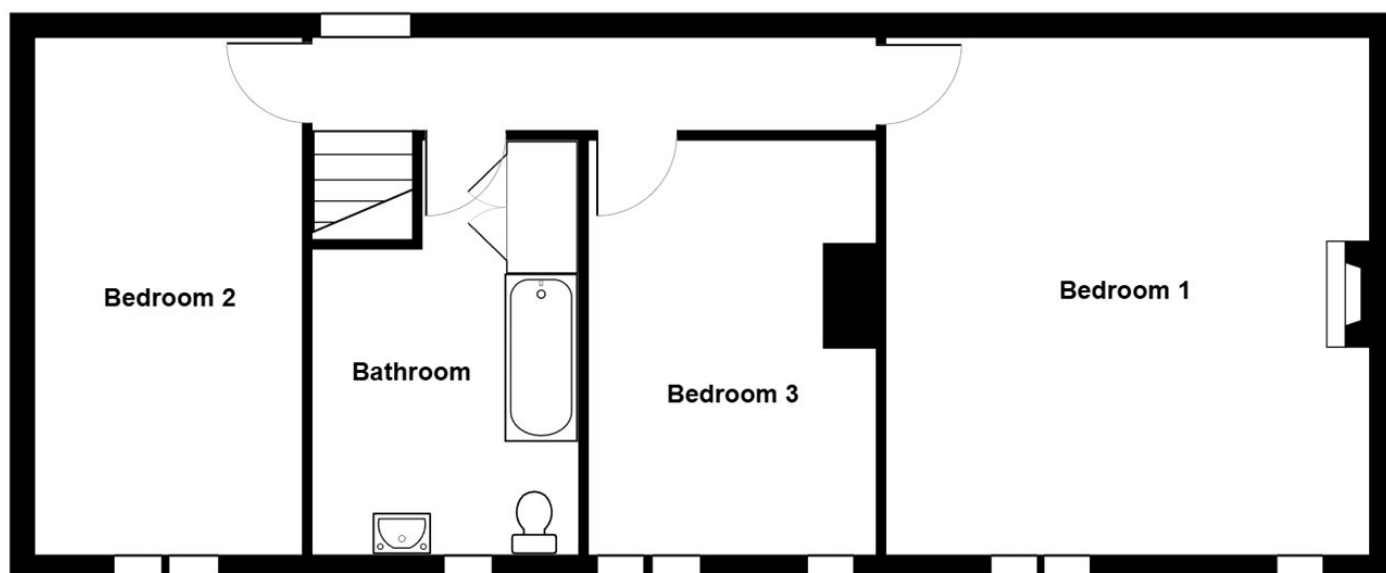
- i. the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- ii. all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and 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; no employee of H&H LAND & ESTATES Ltd has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by H&H LAND & ESTATES Ltd. or the Vendors or the Lessors of this property.
- iii. The making of any offer (bid) for this property will be taken as an admission by the intending Purchaser that s/he has relied solely upon his own personally verified information, inspection and enquiries.
- iv. The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- v. Where any reference is made to planning permissions or potential uses, such information is given by H&H LAND & ESTATES Ltd in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.
- vi. The Vendors reserve the right to amalgamate, withdraw or exclude either of the Lots shown at any time and to generally amend the particulars or method of sale.
- vii. The property is sold subject to reserve(s).
- viii. H&H LAND & ESTATES Ltd reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading. Marketing Regulations to give a fair overall view of the property. No guarantee of their accuracy can be given, nor do they form part of a contract. The services and appliances have not been tested. Interested parties should make their own enquiries and investigations prior to a commitment to purchase is made. No responsibility is accepted for any loss or expense incurred in viewing the property in the event of the property being sold, let or withdrawn. Please contact the Agent before travelling to view.

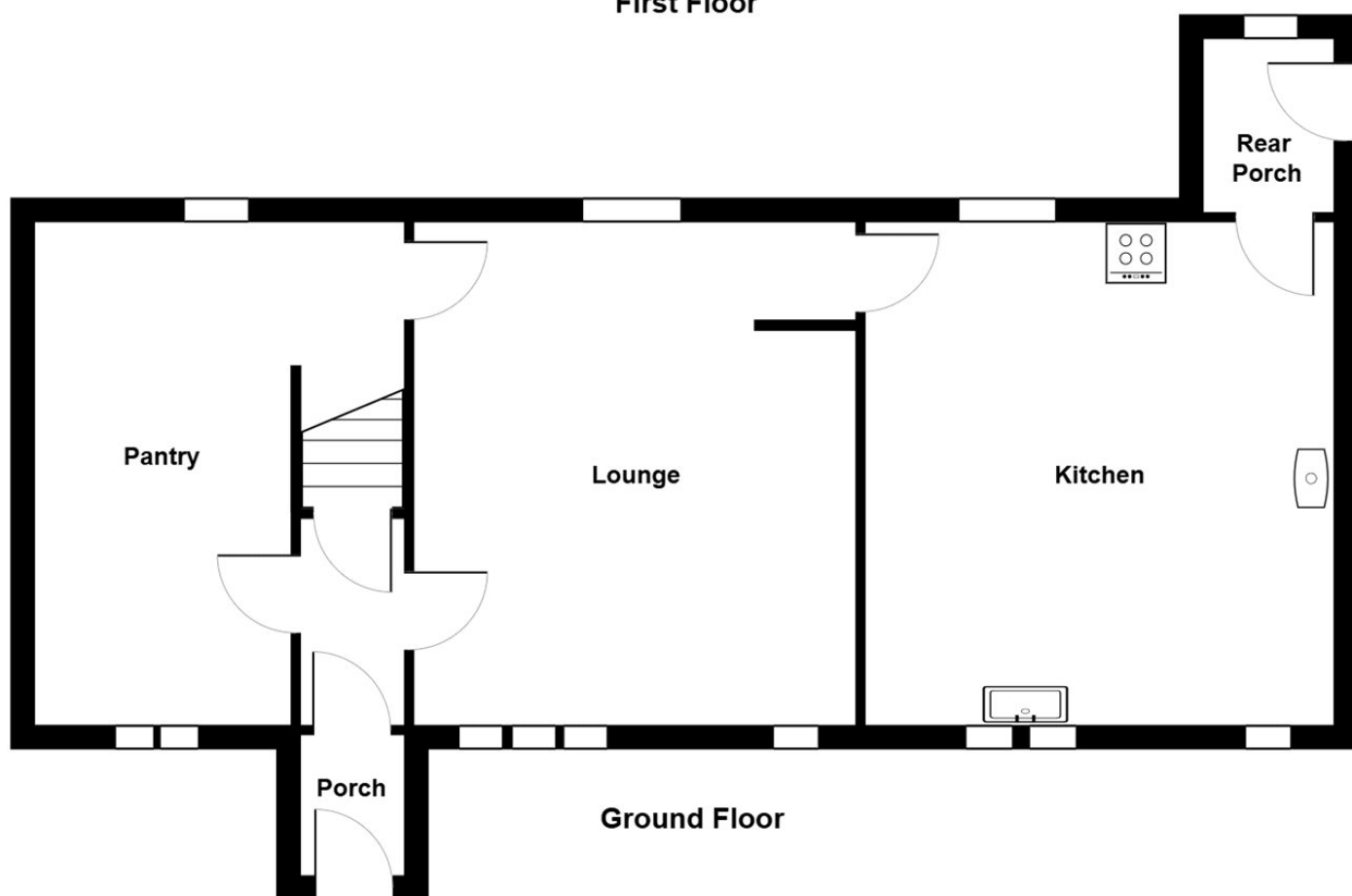
Anti-Money Laundering Regulations: Prospective purchasers will be required to provide photographic identification and a utility bill proving residency to enable us to comply with the Anti-Money Laundering Regulations.

Particulars prepared on: **05/09/2025**



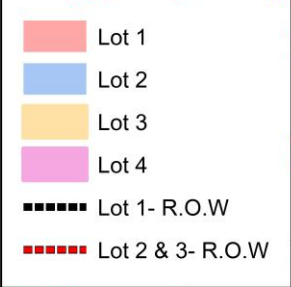


First Floor



Ground Floor

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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andestates.co.uk

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