

## HOLLOWGILL BARN

£475,000

Cautley, Sedbergh, The Yorkshire Dales, LA10 5ND

**A truly fabulous position - a substantial detached field barn standing in an unspoiled and gloriously isolated spot, surrounded by nothing but fields and open country views.**

Planning consent, now valid in perpetuity, with occupation restrictions for the barn to be split into two; the larger portion being converted into an 'upside down' three bedroom residential dwelling. The remainder is to be retained as a barn, ideal for a variety of amenity uses or storage. Building work has commenced and the barn is offered 'weather-tight' with windows and doors installed. Space for landscaped gardens and parking in addition to a small parcel of agricultural land to the rear.

**An exciting opportunity to complete the conversion of this stone barn and create your own rural idyll.**





## Welcome to **HOLLOWGILL BARN**

**£475,000**

Cautley, Sedbergh, The Yorkshire Dales, LA10 5AD

**A stunning location** - an unspoiled and gloriously isolated spot within The Yorkshire Dales, surrounded by nothing but fields and panoramic country views.

**Planning consent** was granted by the Yorkshire Dales National Park Authority (reference number: S/03/643, dated 14 October 2019) for 'conversion of part of an existing barn to form 1 No. local occupancy dwelling or short-term holiday let; installation of package treatment plant and work to create domestic curtilage, access & parking at Cautley Thwaite Farm, SD693960.' Further information on the local occupancy or short term let can be found on the YDNPA planning portal or from the agent.

Work has commenced on site, **validating the consent in perpetuity** including installation of the sewage treatment plant, work to external walls and scheduled to be fitted shortly, oak doors, oak framed double glazed windows and internal partitions. This offers the opportunity for the new owner to complete the conversion to their own specification and standard of finish.

**Services** - electricity and water supplies, private drainage and B4RN (hyperfast broadband) are connected to the barn.

Plans show for three double bedrooms, one with en-suite and a house bathroom to the ground floor, and to the first floor, to take full advantage of the stunning scenery, a large open plan living dining kitchen. There's also a utility room and cloakroom. The southern section of the barn is to be retained as such, for amenity purposes including storage.

Consent includes curtilage for landscaping to provide a garden area to the front and rear along with parking.

A small **parcel of land** is included to the rear - this will remain for 'agricultural use', perfect if you want to keep a few chickens.

Access is via the track within the ownership of Cautley Thwaite Farm with the barn being granted a right of way.

The scattered hamlet of **Cautley** lies on the A683 which runs between Sedbergh and Kirkby Stephen with picturesque scenery at every turn. On your doorstep are innumerable walks; worth a mention is Cautley Spout, the Calf and the Howgill Fells.

**Sedbergh** (4 miles) a well regarded book town, offers a good range of local facilities, a large Spar, a lovely independent grocers and a weekly market. The market towns of Kendal (15.1 miles) and Kirkby Lonsdale (15.9 miles) are handy and there is a station at Oxenholme (13.8 miles) on the West Coast line with a journey time to London Euston in under 3 hours. Access for the M6 is at J37 (8.7 miles) with airports at Leeds/Bradford (72.8 miles) and Manchester (91 miles).

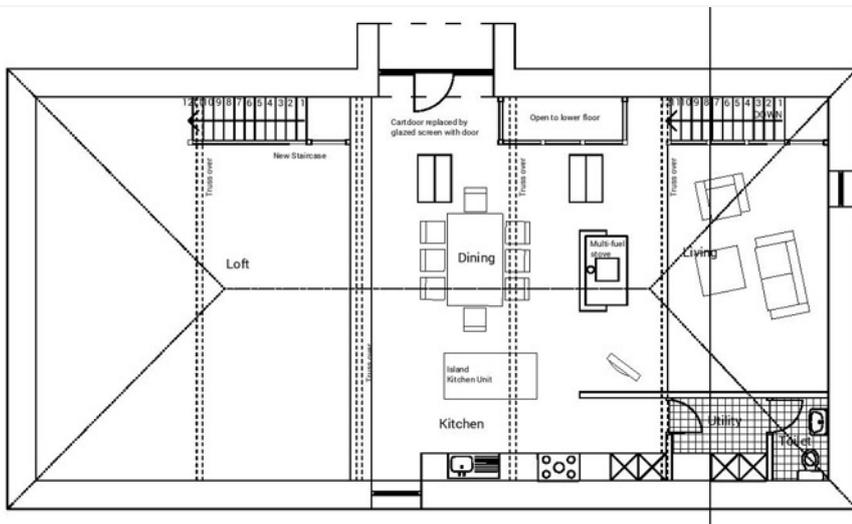
With the Lake District National Park and the Lune Valley close by, it's the perfect spot if you enjoy the outdoor life; you can walk, run, cycle, climb, sail, pothole, or just sit back, relax and enjoy the views!

**To find the property** leave Sedbergh on the A683 in a north easterly direction towards Kirkby Stephen/Brough. Follow the road for approx. 3.7 miles and turn left onto an unmade track, over the River Rawthey bridge and the barn is on the left. *What3words reference: multiples.neutron.steps*

**Viewing** - strictly by appointment through the agent.

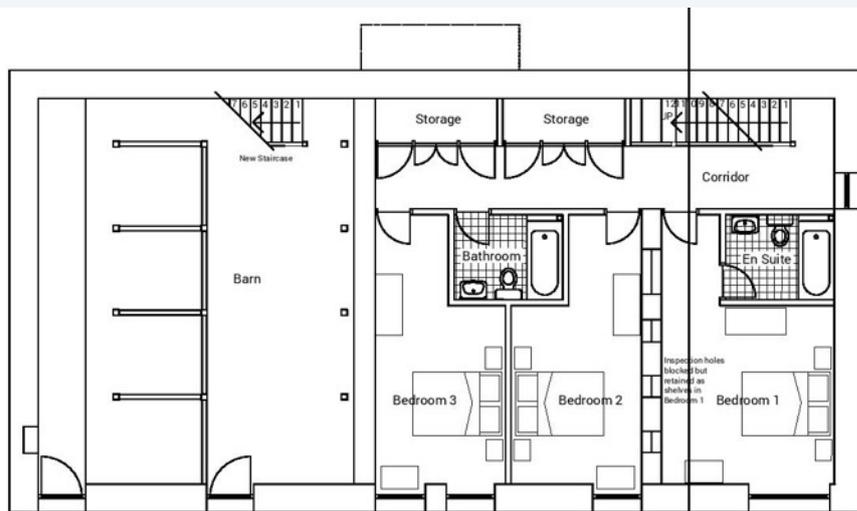


For identification purposes only



Ground floor

Proposed floor plans  
Not to scale



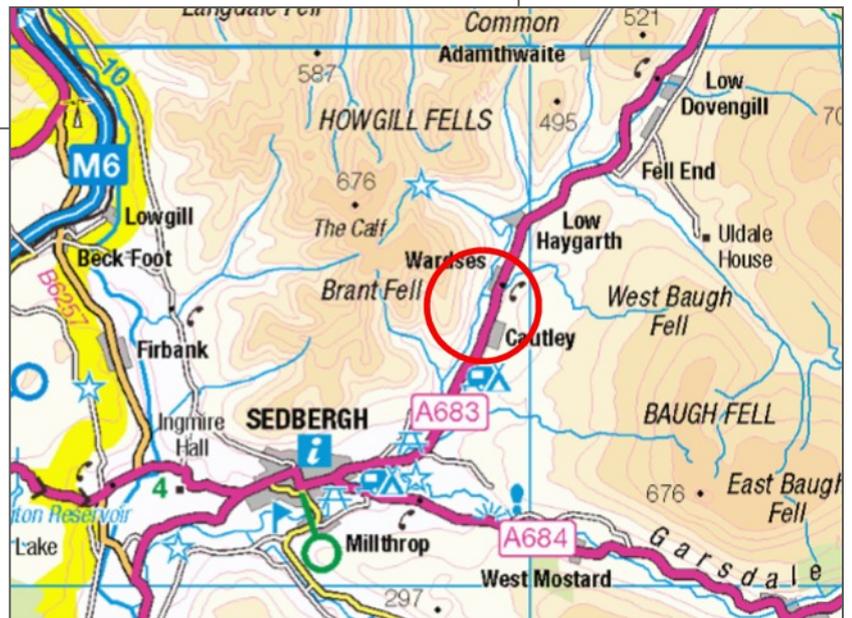
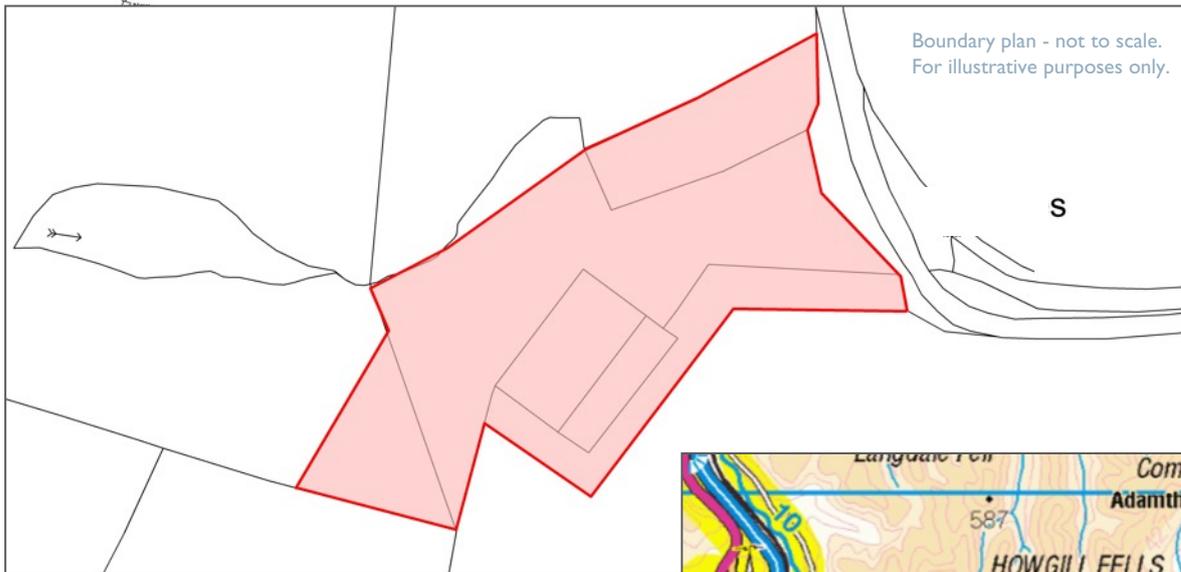
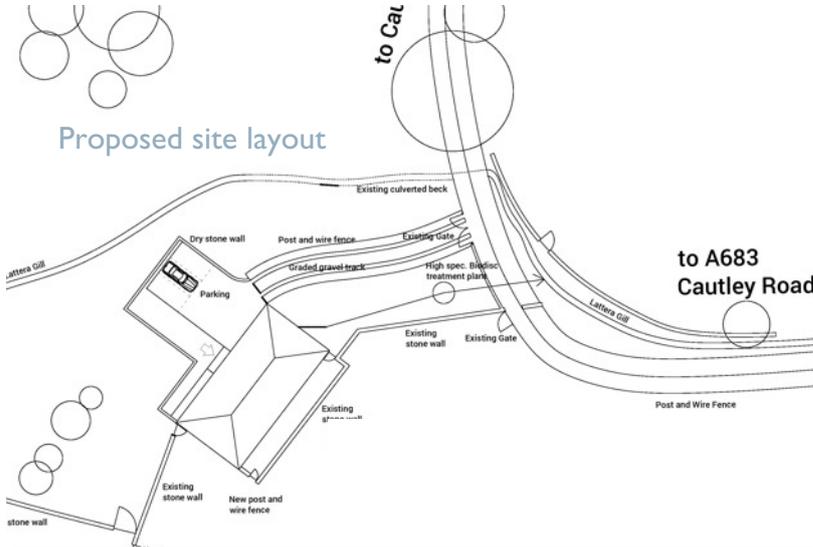
First floor

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estate agents



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Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

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