



Stone Field Barn, Linton Falls, Grassington, Skipton, BD23 6BQ

A unique opportunity to acquire a traditional stone barn standing approximately 1.4 acres, enjoying a prominent position adjacent to Linton Waterfalls at the busy junction of the Dalesway footpath and the footpath linking back to Grassington village from the river.

Stunning setting in one of the most visited locations in the Yorkshire Dales, just 8.5 miles from the market town of Skipton.

Guide Price £95,000

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Skipton 8.5 miles • Settle 15 miles • Colne (M65) 20 miles • Harrogate 25 miles • Bradford 27 miles

Location

The barn is prominently located opposite Linton Falls on the River Wharfe on southerly edge of the renowned village of Grassington within the Yorkshire Dales National Park. The market town of Skipton is 8.5 miles to the south with the East Lancashire town of Colne and access to the M65 motorway 20 miles to the south west. The cities of Bradford and Leeds are 27 miles and 35 miles to the south east respectively.

Description

Located within this unique setting, this attractive stone barn is sure to appeal to investors looking to explore the commercial opportunities created by the large visitor numbers to the area and high footfall and that pass by the building on the way to Linton Falls and access this picturesque stretch of river. The barn is also passed by the popular long distance walking route known as the "Dalesway" extending between Ilkley and Bowness on Windermere creating additional footfall and presenting other opportunities such as 'Bunk Barn' accommodation or 'Barn Camping', (subject to planning).

The barn stands in an attractive plot of land extending to just under 1.5 acres fronting the River Wharfe along its southerly boundary.

Vehicle access is via a right of way through the neighbouring land from Mill Lane in the east with foot access only either from Linton Falls via the footbridge or from the National Park Visitor Centre.

Additional land

Located within 'Linton Falls' on the opposite side of the river beyond the foot bridge and shown edged blue on the sale plan, is a very useful plot of land extending to approximately 570 sqm having frontage and direct access to Church Lane at Linton Falls. The plot has double timber gates and a crushed stone hardstanding.

Surrounding the barn is a productive block of meadow and pasture with river frontage which is also available for sale by separate negotiation either as a whole or in lots.

Tenure

Freehold. Vacant possession on completion.

Viewings

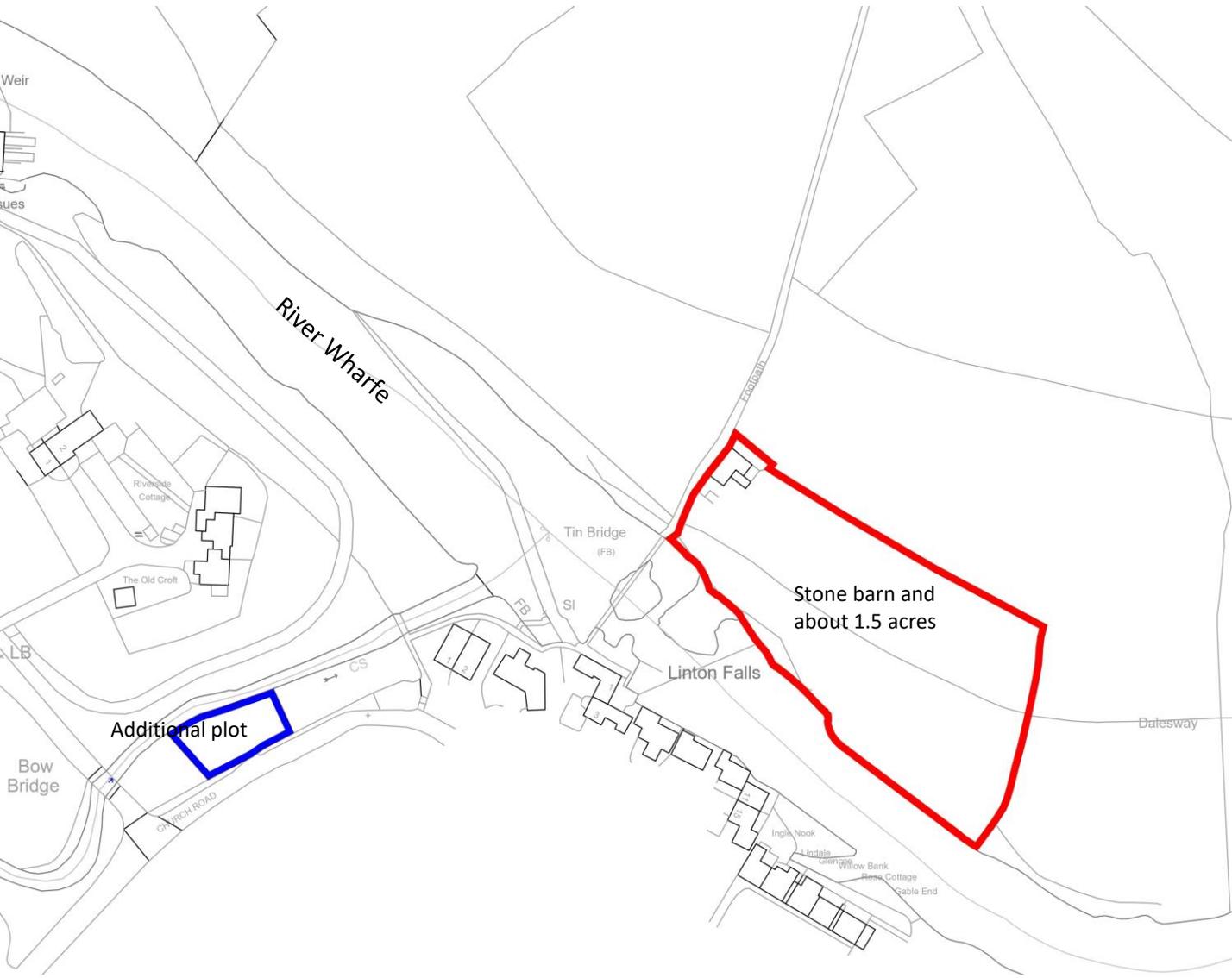
The barn can be viewed from public footpaths at your convenience.

Wayleaves, Easements and Rights of Way

The land is sold subject to all wayleaves, easements and rights of way both public and private which might affect the land.

The fishing rights are owned by a local club and are not included in the sale. The club have rights to access the river bank at all times.







The New Ship, Mill Bridge, Skipton, BD23 1NJ

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