J.R. HOPPER & Co. Est. 1886



STALLING BUSK • DL8 3DH

Under The Hill

Guide Price £500,000

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AT A GLANCE

- Traditional Stone Farmhouse & Barns
- Peaceful Rural Setting with Panoramic Views
- Detached Barns with Development Potential
- Extensive Gardens with Mature Trees & Shrubs
- 5 Double Bedrooms & 2 Bathrooms
- Lounge & Snug with Period Features
- Large Kitchen with Pantry
- Utility room & Adjoining Annexe
- Modernisation Required

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THE PROPERTY

Traditional Stone Farmhouse & Barns

Under The Hill is in the quiet setting of Stalling Busk.

Stalling Busk is located at the southern tip of Semerwater—Yorkshire's second largest natural lake and a haven for wildlife and wildflowers. The village features a small, historic church and offers a tranquil rural setting. Just 3 miles away is the village of Bainbridge, which provides a primary school, chapel, pub, butcher's shop, garage, and convenience store. The bustling market town of Hawes is only 5 miles away, offering a wider range of amenities including a doctor's surgery, school, and various shops and services.

Under The Hill is a substantial and characterful Dales property, full of traditional features and rustic charm. The accommodation is generous and split over two floors, the ground floor includes two welcoming reception rooms, both with open fires, and a spacious farmhouse kitchen with oil fired AGA and a traditional pantry. A separate utility room and a downstairs family bathroom add practicality, there is potential to create annexe type accommodation using the boot room and the loft space above.

Upstairs, is a spacious landing, a great reading, working or occasional bedroom space. There are three good bedrooms and a house bathroom.

Outside, to the rear is a large garden/ paddock totalling approx. 0.3 acre, this is enclosed by dry stone wall and could be landscaped to create a large, South facing garden if desired. Alternatively it is a great space for hens, sheep or goats.

Opposite, are two stone barns, currently used as storage but could be developed subject to planning permissions. (Pre planning advice has been obtained). There is an additional, detached barn, used as a workshop/ studio.

Under The Hill is a modernisation project offering exciting potential, with the added benefit of three barns/outbuildings and a paddock.

> *"Peaceful Rural Setting with Panoramic Views*

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GALLERY

Every room, inside and out

















Produced 25 October 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 GROUND FLOOR

Entrance Hall

Tiled floor. Wooden staircase. Window to the front.

Snug

Stone floor. Exposed beams. Traditional open fire. 2 sash windows to the front.

Kitchen

Large rear galley kitchen. Fitted carpet. Oil fired Aga. Range of wall and base units. Stainless steel sink. Open stone stair case. 2 large windows. Views over the valley.

Lounge

Stone floor. Exposed beams. Impressive stone inglenook open fireplace. 5 windows in 2 directions. Rustic stone alcoves.

Pantry

Stone floor. Stone shelving. Electrics for fridge and freezer. Fuse box. Alcoves. Exposed beams. Window to the back of the property.

Downstairs Shower Room

Tiled floor. Shower cubicle. WC. Wash basin. Window to the side. Stone alcove.

Utility Room

Stone floor. Exposed stone walls. Plumbing for washing machine. 2 windows on dual aspects. Door to the back garden.

02 FIRST FLOOR

Annexe / Bedroom 5

A separate wooden staircase from the entrance hallway. Wooden floor boards. Exposed stone walls. 3 windows on each aspect of the property. Stunning views.

Landing

Turned stone stair case. Window overlooking back garden. Opens out onto an elevated open mezzanine.

Bedroom 1/ Landing

Front double bedroom. Wooden floor boards. Sloping ceiling 2 sky lights. Exposed stone wall. Window to the southeast. Through to:-

Bedroom 2

Front double bedroom. Wooden floor boards. Built in cupboard. Exposed beams and stone wall. Sky light. Window to southeast.

Bedroom 3

Large double bedroom. Wooden floor boards. Window to south east.

Bedroom 4

Good front double. Wooden floor boards. Large airing cupboard. 2 windows to south east.

Family Bathroom

Stone floor. Bath, Wash basin. WC. Exposed beams. Window to the back.

03 OUTSIDE

Back

Generous lawned garden enjoying stunning views, currently divided into three sections. Oil tank. Septic Tank.

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03 OUTSIDE

Front

Public track and open common land between house and barn. Small front garden with space to park.

Barn 1

West Barn is a 675 sq ft, two-storey detached barn, previously used as a pottery workshop. It has electricity and plumbing, with a wooden staircase leading to a mezzanine level that includes a sink—ideal for creative or practical use.

Barn 2

is a 675 sq ft, two-storey detached barn. Set into the hillside across the track. The lower ground floor is divided into three separate compartments, currently used for coal, logs, and additional storage. The upper floor is accessed externally, offering potential for flexible use.

Paddock

The land to the north east includes a right of way, to access to the field below. This area could create ample off-road parking.

04 AGENTS NOTES

Material Information

Please note: the septic tank may not comply. The oil tank is double-bunded. Mains electric and water. Planning / Development | Pre planning advice in 2019 suggests that both barns are capable of conversions to residential use, in principle, subject to planning application and subject to a section 106 agreement for local occupancy and / or holiday let. No applications have been made. The track is believed to be common land, though buyers are advised to make their own enquiries to confirm. Flood Risk | Very low No history of flooding Broadband | Basic 1 Mbps The current owners do not use superfast internet. A microwave line of sight system is available in the village. A Starlink satellite system is also possible at this location.

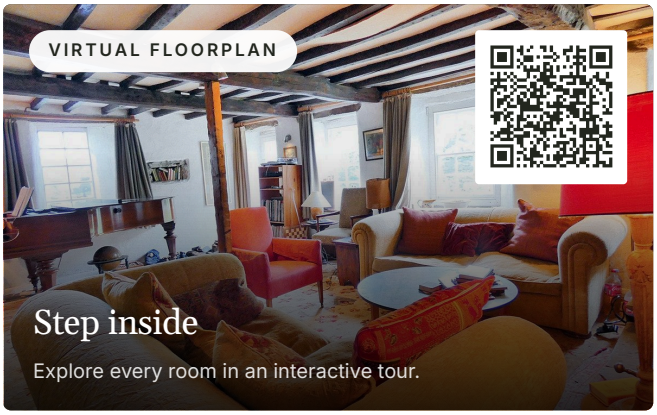
> *Detached Barns with Development Potential*

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ONLINE ONLY

There's more on the website

Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.



DOCUMENTS & LINKS

EPC - 12th May 2025

PDF

REQUEST THE VIDEO VIEWING

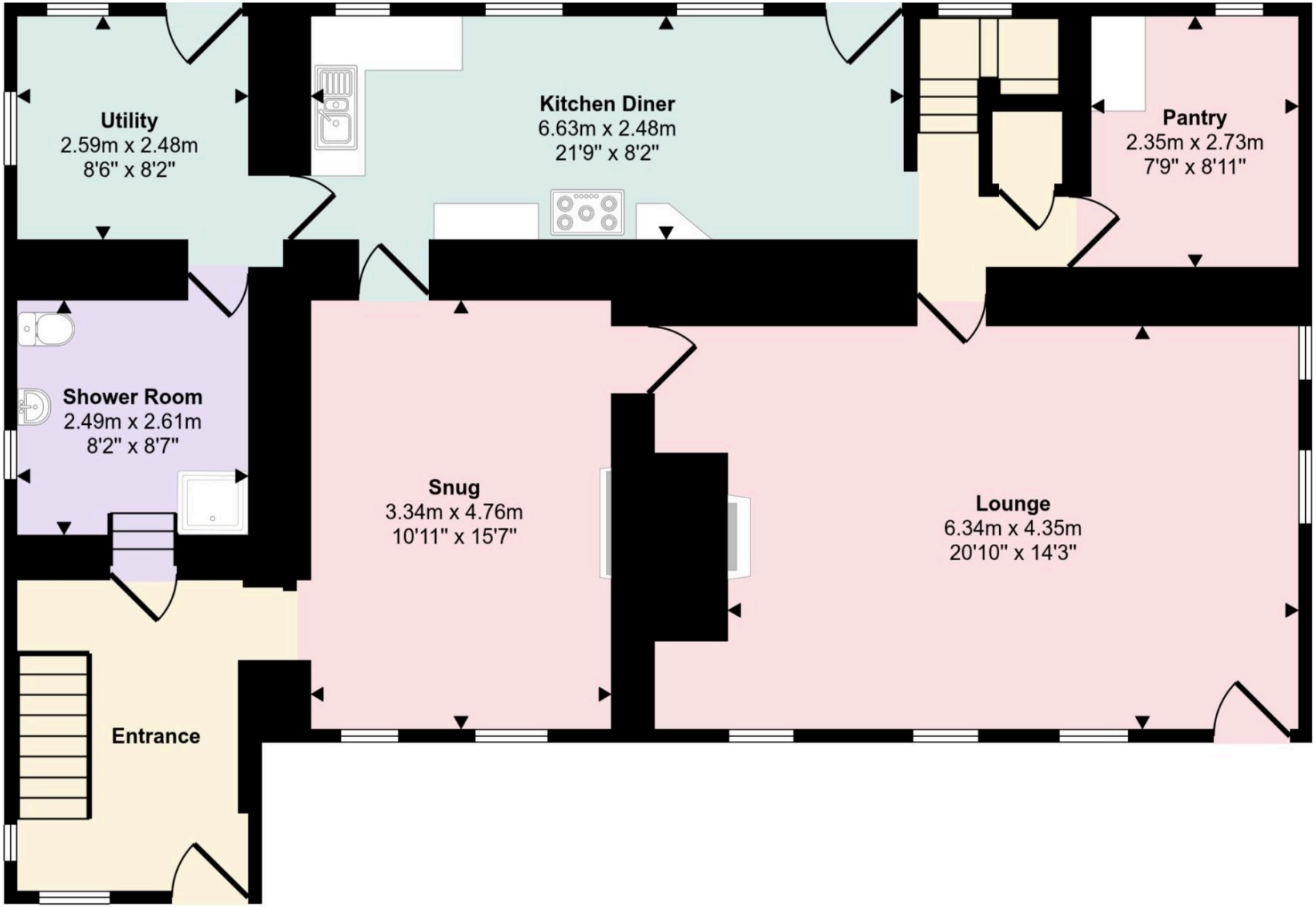
Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through Under The Hill properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE VIDEO VIEWING

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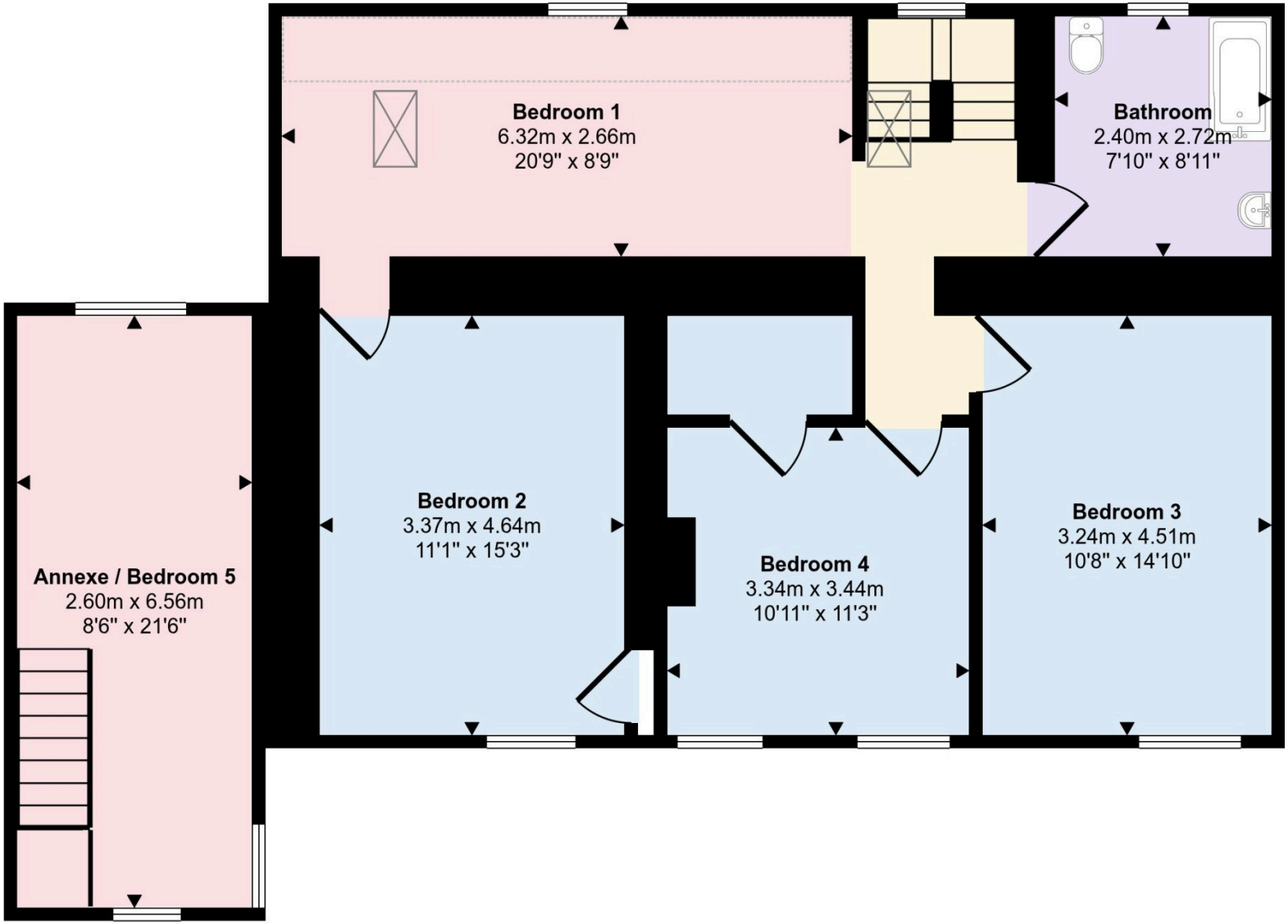


Ground Floor

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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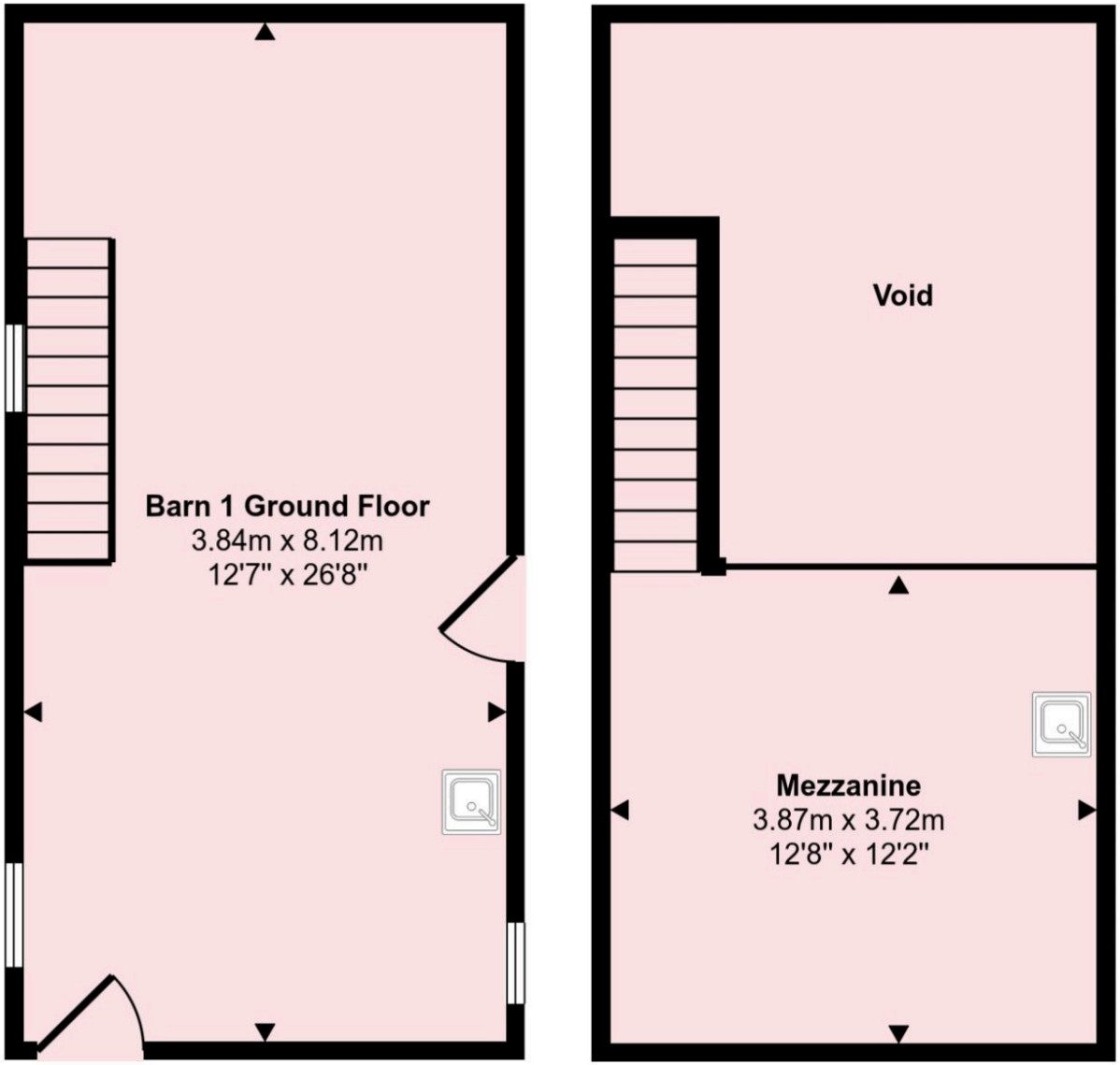


First Floor

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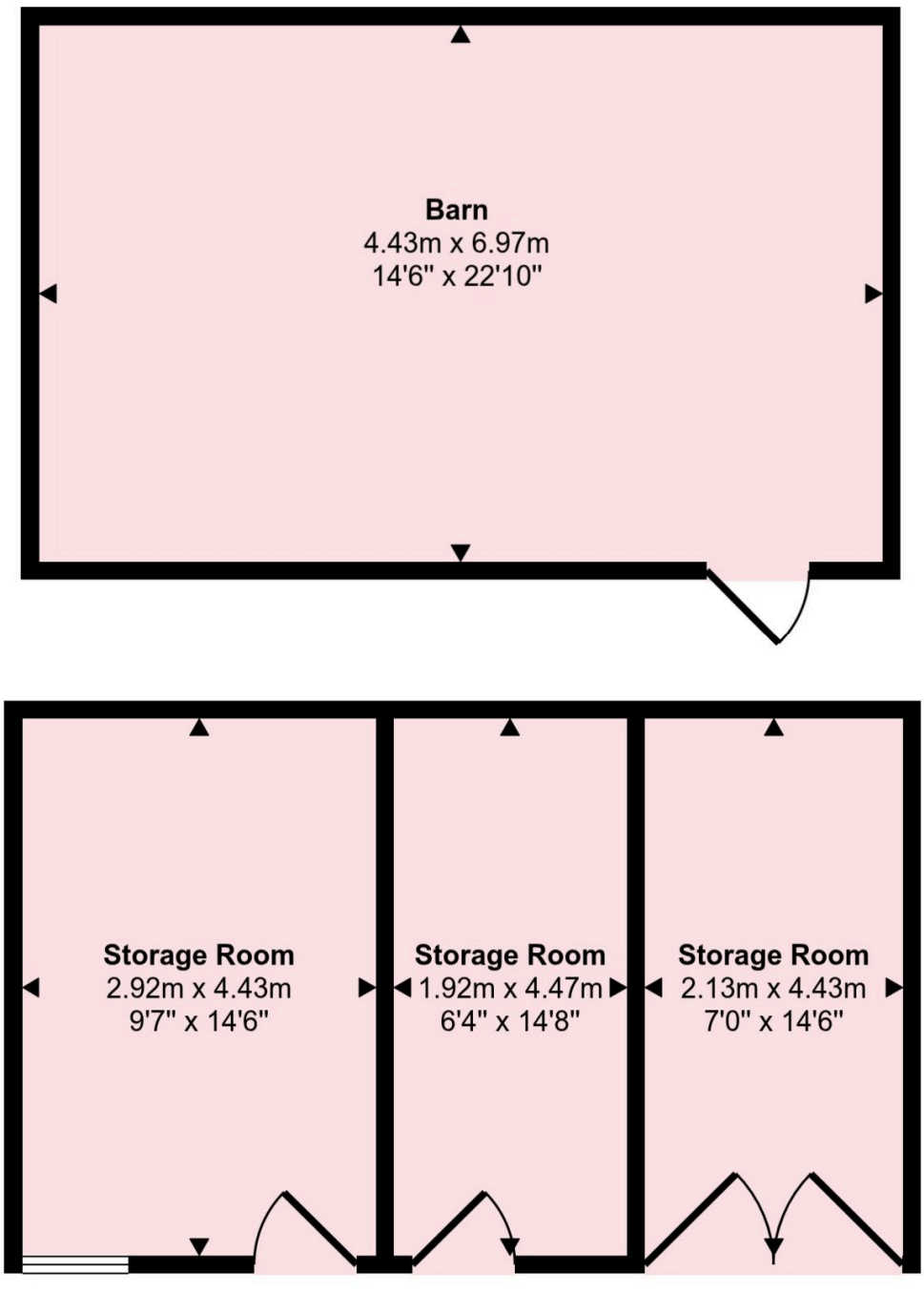


Barn 1

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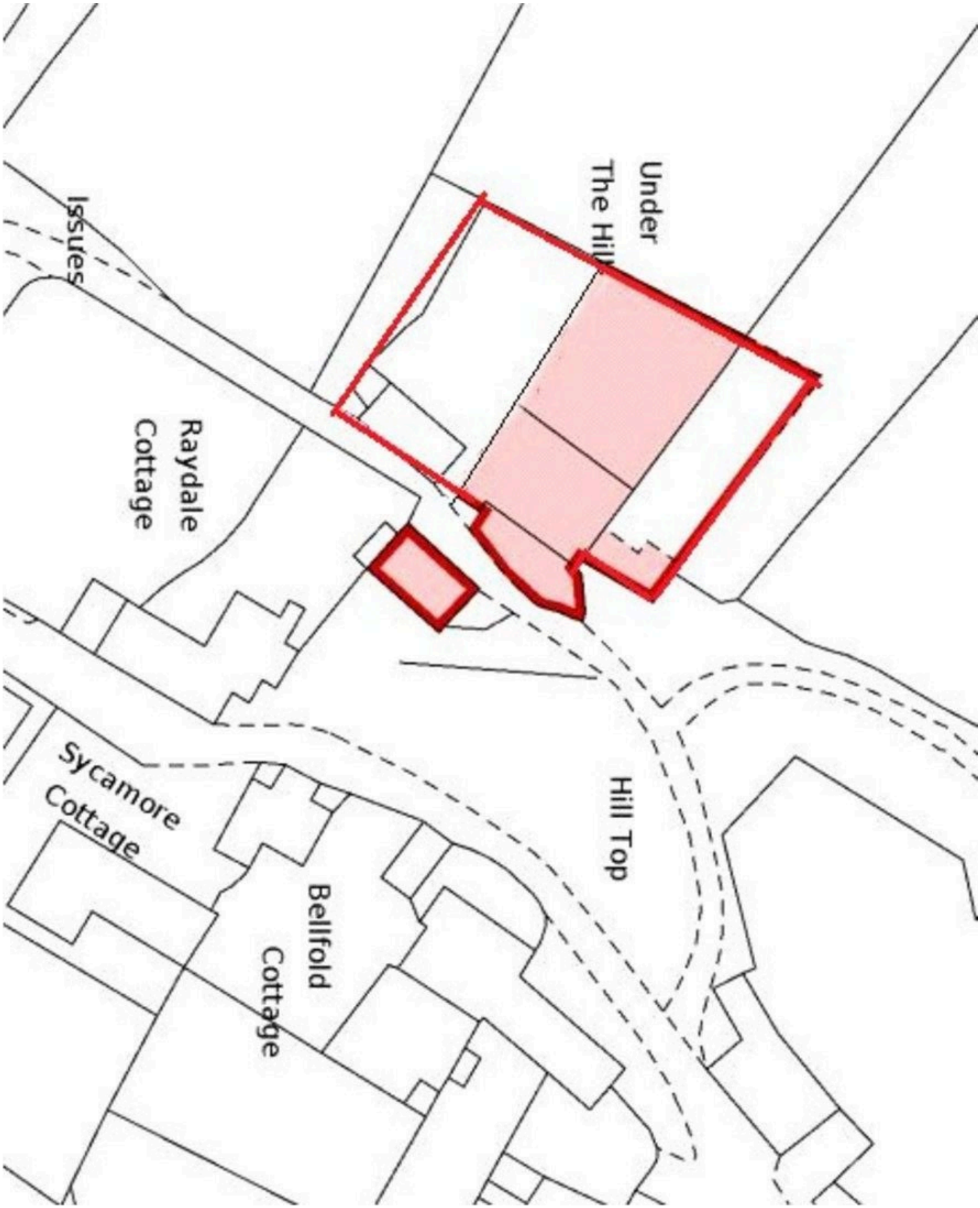


Barn 2

Denotes head height below 1.5m

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