

## **Stonelands Cottages**

Litton, Yorkshire Dales

## **STONELANDS FARMYARD COTTAGES, LITTON, NEAR SKIPTON, BD23 5QH**

Grassington – 10 miles

Settle – 13 miles

Skipton – 17 miles

Harrogate – 32 miles

- WEBSITE – [www.stonelandscottages.co.uk](http://www.stonelandscottages.co.uk)
- 5 WELL APPOINTED HOLIDAY COTTAGES ARRANGED AROUND A CENTRAL COURTYARD – ONE OF WHICH WILL NEED TO BE UTILISED AS OWNERS/MANAGERS ACCOMMODATION
- 3 INDIVIDUAL APARTMENTS
- SUPERB INDOOR SWIMMING POOL WITH SAUNA AND CHANGING FACILITIES
- EXCELLENT OUTDOOR PLAY PARK AND FOOTBALL PITCH
- EXTENSIVE PARKING AREA
- BEAUTIFUL SURROUNDING COUNTRYSIDE
- APPROXIMATE SITE AREA 6¼ ACRES (2.5 HA)

**A SUPERB, WELL ESTABLISHED AND PROFITABLE HOLIDAY LETTING BUSINESS INCLUDING 5 COTTAGES AND 3 APARTMENTS TOGETHER WITH AN IMPRESSIVE INDOOR SWIMMING POOL COMPLEX, LOCATED IN THE BEAUTIFUL LITTONDALE VALLEY, ONE OF THE PRETTIEST AND UNSPOILT AREAS WITHIN THE YORKSHIRE DALES NATIONAL PARK.**





## LOCATION

Stonelands Farmyard Cottages are situated about ½ a mile to the south east of the village. Litton is a small Dales village with a public house. There is another public house called The Falcon Inn in the neighbouring village of Arncliffe. A more extensive range of everyday facilities are available in Grassington and the market towns of Skipton and Settle.

Local attractions in the area include the Three Peaks, Malham Tarn & Cove, Bolton Abbey, Stump Cross Caverns, Kilnsey Horse Trekking Centre, Embsay & Bolton Abbey Steam Railway, Skipton Castle, Kilnsey Trout Farm, Bronte Parsonage Museum, Aysgarth Falls and The Forbidden Corner, to name but a few.

## THE PROPERTIES

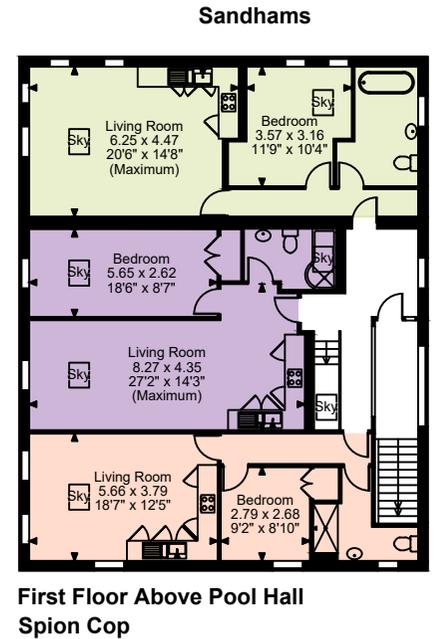
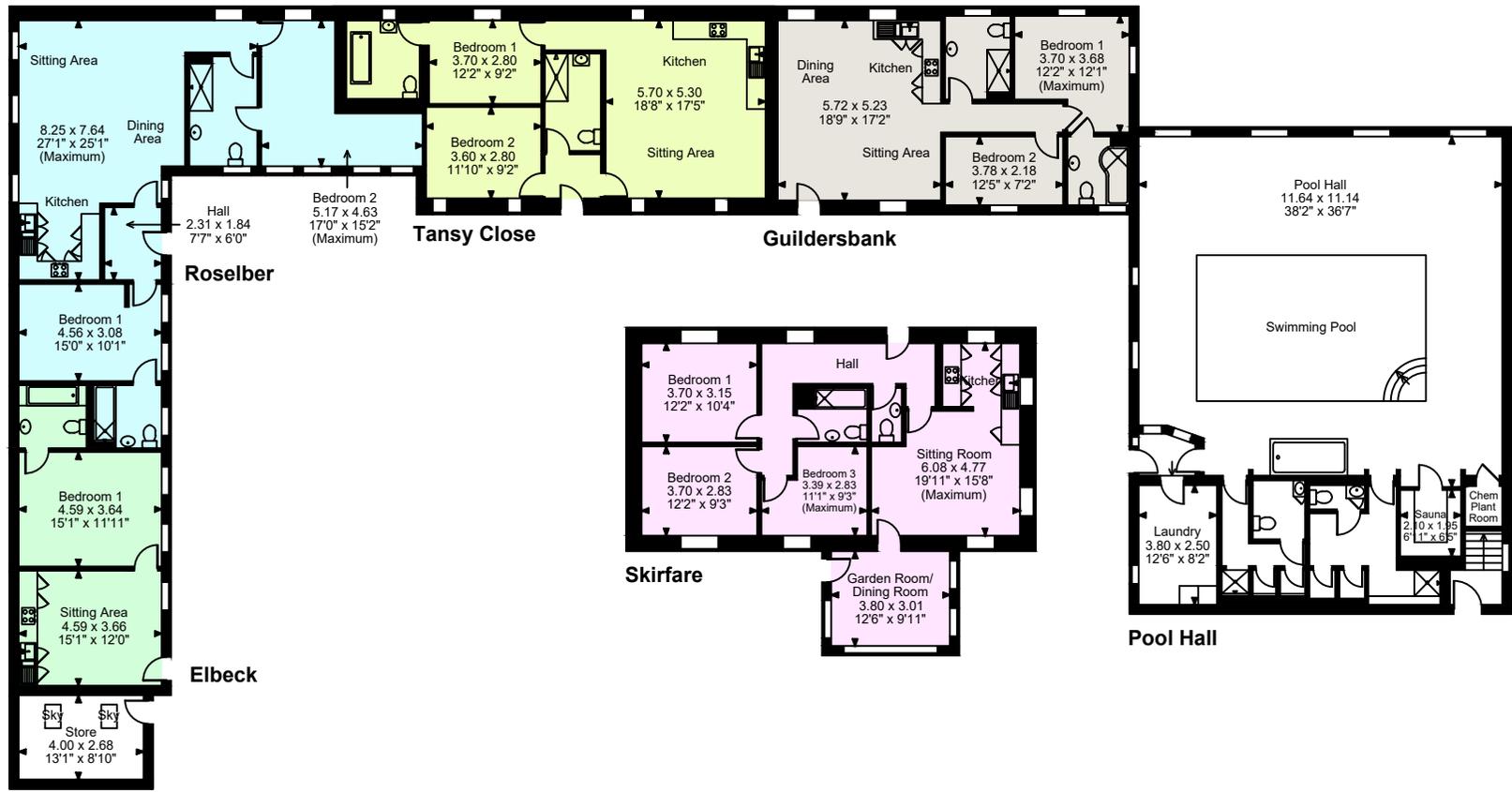
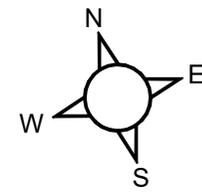
- GUILDERSBANK – Sleeps 4 guests (2 bedrooms)
- TANSY CLOSE – Sleeps 4 guests (2 bedrooms)
- ROSELBER – Sleeps 6 guests (2 bedrooms)
- ELBECK – Sleeps 2 guests (1 bedroom)
- SKIRFARE – Sleeps 6 guests (3 bedroom)
- SPION COP – Sleeps 2 guests (1 bedroom)
- HONEY POT – Sleeps 2 guests (1 bedroom)
- SANDHAMS – Sleeps 2 guests (1 bedroom)

## HISTORY

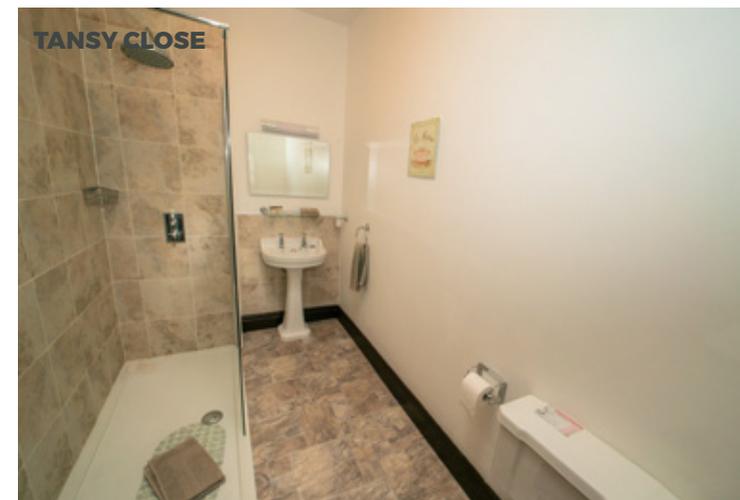
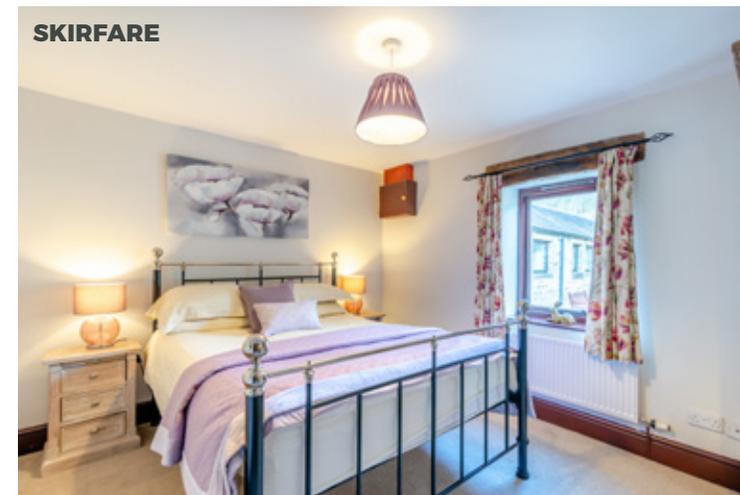
The current owners converted the original farm buildings into a selection of individual holiday cottages and apartments in 1994, since then they have thrived as a fantastic all year round holiday complex. The cottages and apartments are a unique cluster of family run, award winning properties, with many retaining their unique original features.



**Stonelands Farmyard Cottages, Litton**  
**Approximate Gross Internal Area**  
**Total = 7,545 sq ft / 701 sq m**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
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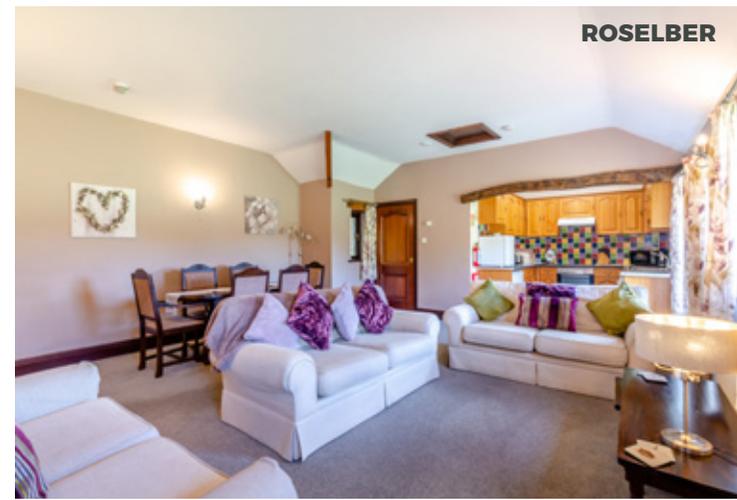




ROSELBER



ROSELBER



ROSELBER



ELBECK



ELBECK



ELBECK



SANDHAMS



HONEYPOT



SPION COP





## THE BUSINESS

Stonelands Farmyard Cottages are open all year round. The business is VAT registered and was established 31 years ago. It is family run, very well established, profitable with a significant amount of repeat business and a strong level of forward bookings.

Turnover for the year ended 31 March 2025 was £156,745. Further trading information can be provided to bona fide purchasers.

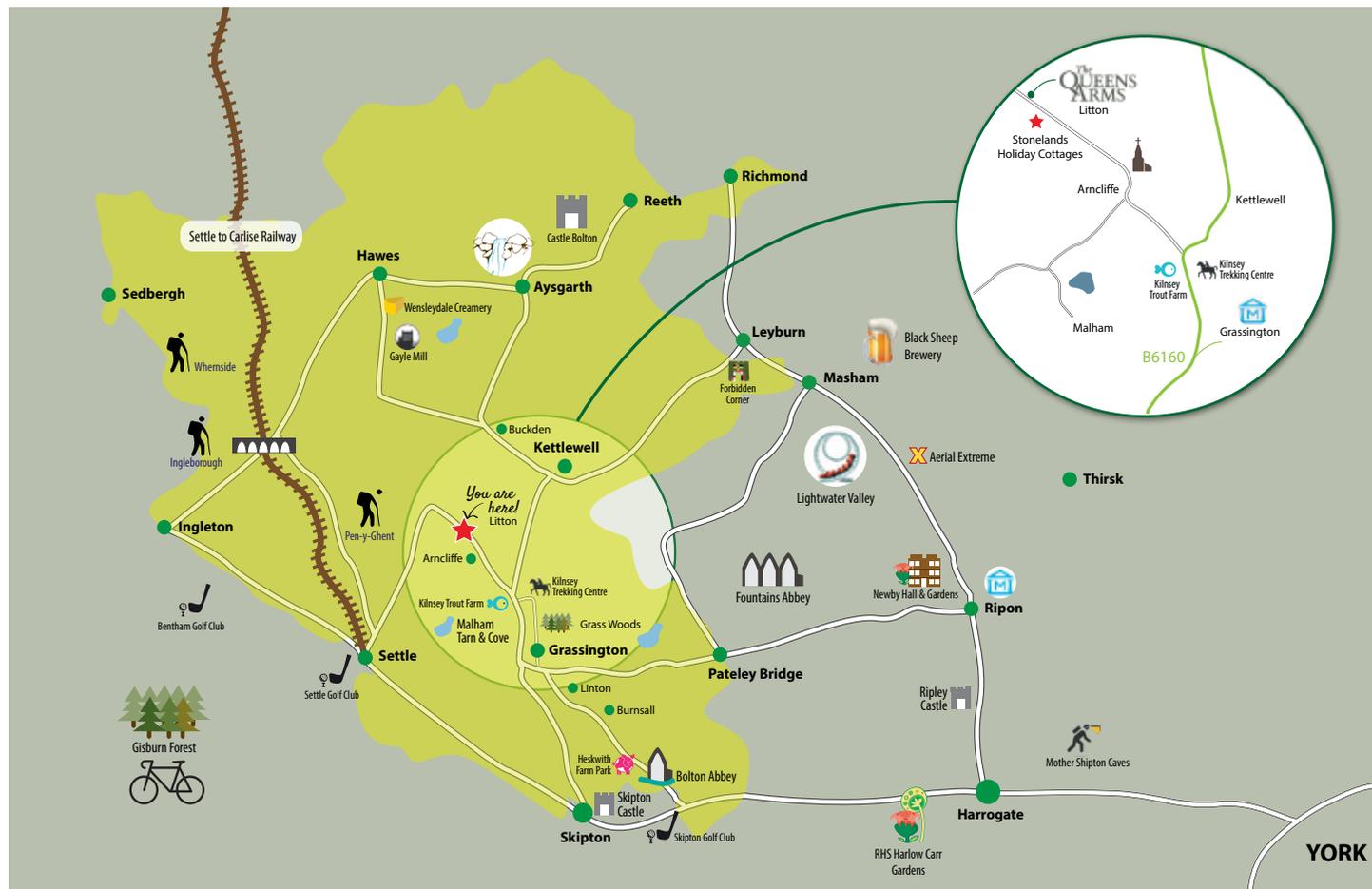
## ADDITIONAL INFORMATION

**Services:** Mains electricity. Spring water supply – filtered and ultraviolet and tested by the council every 6 months. Sewerage treatment plant for drainage. Biomass boiler for heating and hot water – registered with the non domestic renewable heat incentive scheme – 9 years to run and returning approximately £15,000 per annum. Broadband provided by Boundless Networks Ltd.

**Viewing:** Viewings need to be arranged through Carter Jonas in Harrogate – 01423 523423. The business is operational and appointments will only be possible at certain times, so as not to inconvenience guests.

### Directions – BD23 5QH

From Skipton proceed on the B6265 towards Grassington. Shortly after Threshfield village, continue on the B6160 through Kilnsey. Half a mile past Kilnsey there is a turning left to Arncliffe/Litton. Take this left turn and proceed to Arncliffe. Turn right in Arncliffe, passing the school and over the bridge. Follow the road round to the left. After a further mile or so, there is a large layby on the right. The entrance to Stonelands Farmyard Cottages is signposted a short distance along on the left.





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