



FINGHALL • DL8 5LZ

Chapel Lane Farm

Guide Price £800,000 - £900,000

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● UNDER OFFER

AT A GLANCE

- ✓ Impressive 4 Bedroom Farmhouse
- ✓ Self-Contained 1-Bed Annex
- ✓ Planning for 2-Bed Dwelling
- ✓ Approximately 5 Acres Of Land
- ✓ Wealth of Character Features & Stunning Views
- ✓ Sought-After Village-Edge Location
- ✓ Open-Plan Kitchen & Living Space
- ✓ Bathroom and Ensuite Shower
- ✓ Ample Private Parking
- ✓ Possible To Split Into Lots

LEYBURN
01969 622936

HAWES
01969 667744

SETTLE
01729 825311

KIRKBY STEPHEN
01768 258002

Impressive 4 Bedroom Farmhouse

Chapel Lane Farm is an impressive four-bedroom farmhouse with an attached one-bedroom annex, occupying an enviable position on the edge of the sought-after village of Finghall and set within approximately five acres of attractive gardens, orchard and paddocks.

There is full planning to build a detached 2 bed single stone dwelling. Offering a wonderful combination of character, generous accommodation and extensive grounds, the property provides an excellent opportunity for those seeking a rural lifestyle with considerable flexibility and potential.

Finghall is a peaceful and picturesque village with a thriving community and an excellent range of local amenities. The village is home to a popular pub serving excellent food, as well as a garage, while Finghall Station provides a stop on the much-loved Wensleydale Railway. Just half a mile away in the hamlet of Akebar is a golf course, pub and church. The property is also ideally positioned for commuting, being approximately 15 minutes from the A1 at Bedale, while the market towns of Leyburn, Bedale and Richmond are all within easy reach. There is also a regular bus service between Leyburn and Northallerton.

The main farmhouse retains a wealth of character features, including exposed ceiling beams, panelled walls and picture rails, which blend beautifully with the spacious and versatile accommodation. To the ground floor, there is an entrance porch leading into a welcoming hallway, together with a study, utility room and pantry. The heart of the home is the impressive open-plan kitchen, dining and living room, providing a superb space for both everyday family life and entertaining.

To the first floor are four generously proportioned double bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a family bathroom. The accommodation offers plenty of space for a growing family, home working or those wishing to accommodate visiting friends and family.

Outside, the property is approached via a large gravelled driveway providing extensive parking and leading to a particularly attractive gravelled courtyard. The generous front garden is laid predominantly to lawn and features well-established shrubs, a patio seating area and a summer house, providing a delightful space in which to relax and enjoy the peaceful surroundings. There is also a well-stocked orchard, adding further charm and interest to the grounds.

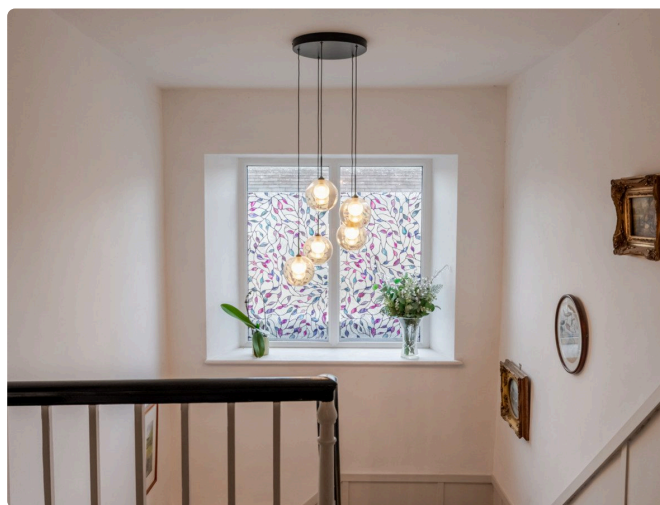
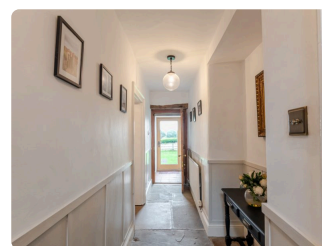
The attached ground-floor one-bedroom annex provides excellent additional accommodation and could be ideal for dependent relatives, guests, extended family or potentially as a separate living space. It comprises a double bedroom, large and light lounge, kitchen, utility room and shower room. The annex also benefits from its own private, south-facing garden with lawn and patio area, providing a good degree of independence from the main house and separate parking.

Further enhancing the property's versatility is a traditional Nissen hut, which has full planning permission for conversion to create a separate single-storey two-bedroom dwelling. This offers exciting potential for those looking for an additional residential unit. There is permission for a separate vehicle entrance.

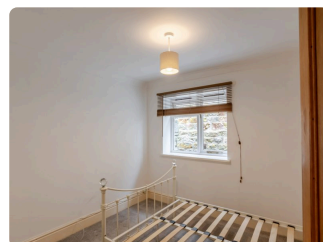
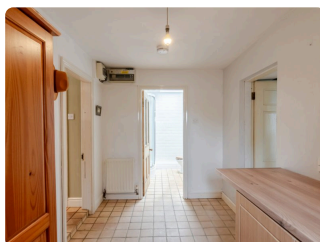
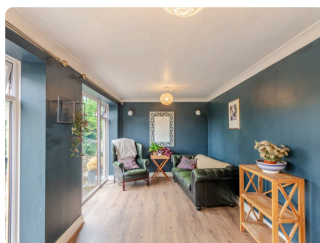
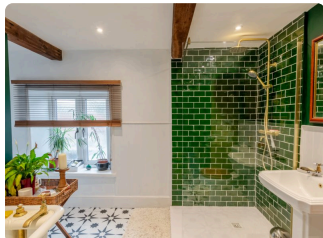
The land extends to approximately five acres in total and includes a small top paddock with the house, together with two excellent fields extending to approximately 3.7 acres. The combination of gardens, orchard, paddocks and additional land makes Chapel Lane Farm particularly appealing to those seeking space for equestrian interests, smallholding pursuits or simply the opportunity to enjoy a more rural way of life.

Chapel Lane Farm therefore represents a rare opportunity to acquire a substantial character farmhouse with a self-contained annex, significant land, further development potential and an enviable village-edge setting in the heart of Wensleydale.

Every room, inside and out



GALLERY



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

Vestibule

Quarry tile flooring. Pitched ceiling with exposed beams. Two windows over dual aspects. Wooden glazed external door to the front.

Entrance Hall

Stone flagged flooring. Part panelled walls. Under stairs storage cupboard. Radiator.

Living Room

Stone flagged flooring. Exposed beams. Stone fireplace housing multi fuel stove. TV point. Cast iron radiator. Two windows over dual aspects both with stone sills and exposed wooden lintels.

Dining Area

Stone flagged flooring. Downlights. Exposed beams. Wall niche with stone framework. Built in larder cupboard with solid wood worktop.

Kitchen

Stone flagged flooring with underfloor heating. Downlights. Built in ceiling speakers. Part tiled walls. Good range of base units with complementary solid wood worktops. Breakfast bar island. Belfast sink. Space for a double electric oven. Extractor hood. Integrated dishwasher and fridge. Large door sized window to the rear. Double wooden doors into the utility area. Large atrium rooflight.

Utility Room

Solid wood flooring with underfloor heating. Downlights. Loft access. Exposed stone walls. Good range of base units with complimentary solid wood worktops. Butler sink. Space for tumble dryer. Window to the side of the property. Double UPVC glazed external doors to the rear. Glazed wooden external door to the front.

Pantry

Stone flagged flooring. Exposed beams. Built in W/C area. Plumbing for washing machine. Original stone shelf. Wooden glazed external door to the side of the property.

Sitting Room

Fitted carpet. Exposed beams. Picture rail. Fireplace housing multi fuel stove. Radiator. Bay window with panelling and shutters.

02 FIRST FLOOR

Stairs & Landing

Turned staircase. Fitted carpet. Part panelled walls.

Bedroom One

Front principal bedroom. Fitted carpet. Exposed beams. Stone fire place housing cast iron Victorian fire. TV point. Cast iron radiator. Window overlooking the front garden with far reaching views. En-suite. Tiled flooring. Downlights. Extractor fan. Part tiled walls. W/C. Wash basin. Large walk in shower cubicle with rainfall shower. Cast iron radiator with towel rail. Frosted window to the side.

Bedroom Two

Front double bedroom. Fitted carpet. Exposed beam. Stone fireplace. Cast iron radiator. Window to the front overlooking the garden with far reaching views.

THE ACCOMMODATION

02 FIRST FLOOR

Bedroom Three

Front double bedroom. Fitted carpet. Exposed beam. Cast iron radiator. Window to the front overlooking the garden with far reaching views.

Bedroom Four

Rear double bedroom. Fitted carpet. Loft access. Exposed beam. Radiator. Window overlooking the courtyard.

Bathroom

Tiled flooring. Exposed beams. Downlights. Extractor fan. Part tiled and part panelled walls. W/C. Wash basin. Freestanding roll top bath. Large walk in shower cubicle with rainfall shower. Built in shelving. Cast iron radiator. Frosted window to the rear.

03 ANNEXE

Annexe Access

The annexe is attached and can be accessed from the dining area of the main house. It also has its own private entrance from the rear of the property.

Utility Room

Tiled flooring. Base units and larder unit with worktop. Radiator. Glazed UPVC external door to the front.

Shower Room

Tiled flooring. Downlights. Extractor fan. Pert tiled walls. Wall niche with built in shelving. W/C. Wash basin. Corner shower cubicle with electric shower. Heated towel rail. Velux window.

Kitchen

Tiled flooring. Downlights. Loft access. Good range of wall and base units. Integrated fridge, electric oven, hob and extractor hood. One and a half bowl ceramic sink. Space for under counter freezer. Plumbing for washing machine. Radiator. Window to the front overlooking the garden.

Bedroom

Rear double bedroom. Fitted carpet. Coved ceiling. Radiator. Window to the side of the property.

Lounge

Laminate flooring. Coved ceiling. Electric radiator. Two large floor to ceiling window, on with glazed UPVC external door.

Annex Gardens

South facing garden. Lawn area. Garden path. Patio seating area. External oil central heating boiler.

Annexe Parking

Gravelled parking area for 2 cars.

04 OUTSIDE

Garden

Large front garden mainly laid to lawn. Mature trees and shrubs. Summer house. Oil tank. Patio seating area. Well stocked orchard.

Private Parking

Large gravel driveway providing ample parking for many vehicles.

Rear

Large gravel courtyard. Patio seating area. Neighbouring properties have access over this courtyard.



Self-Contained 1-Bed Annex

THE ACCOMMODATION

04 OUTSIDE

Paddock

Top paddock adjoins entrance and driveway.

Building Plot

Full planning permission to replace Nissen hut with a single storey stone 2 bedroom dwelling. No occupancy restrictions. Please note that this includes a new entrance onto the field. Plot could be sold separately (Guide £100,000 - £150,000). Link to planning: ZD26/00051/FULL

Land

2 Lower fields. Approx. 3.7 acres slope gently away from the house. They have mains water supply and a stream. A neighbour has an agricultural right of way across these fields (rarely used). Land could be sold separately (Guide £80,000 - £100,000).

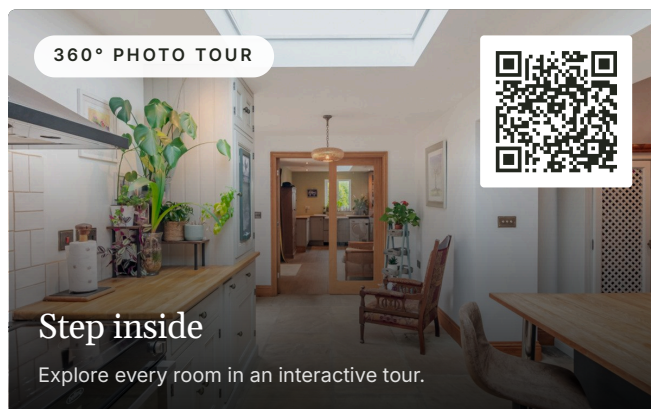
Services

Mains electric, water and drains. Oil central heating. Flood risk noted as very low. Broadband: Basic 18 Mbps.

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 - 3rd September 2026

PDF · 0.10 MB

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Planning for 2-Bed Dwelling

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 Chapel Lane Farm properly, inside and out, room by room, pointing out every feature and every issue as they go.

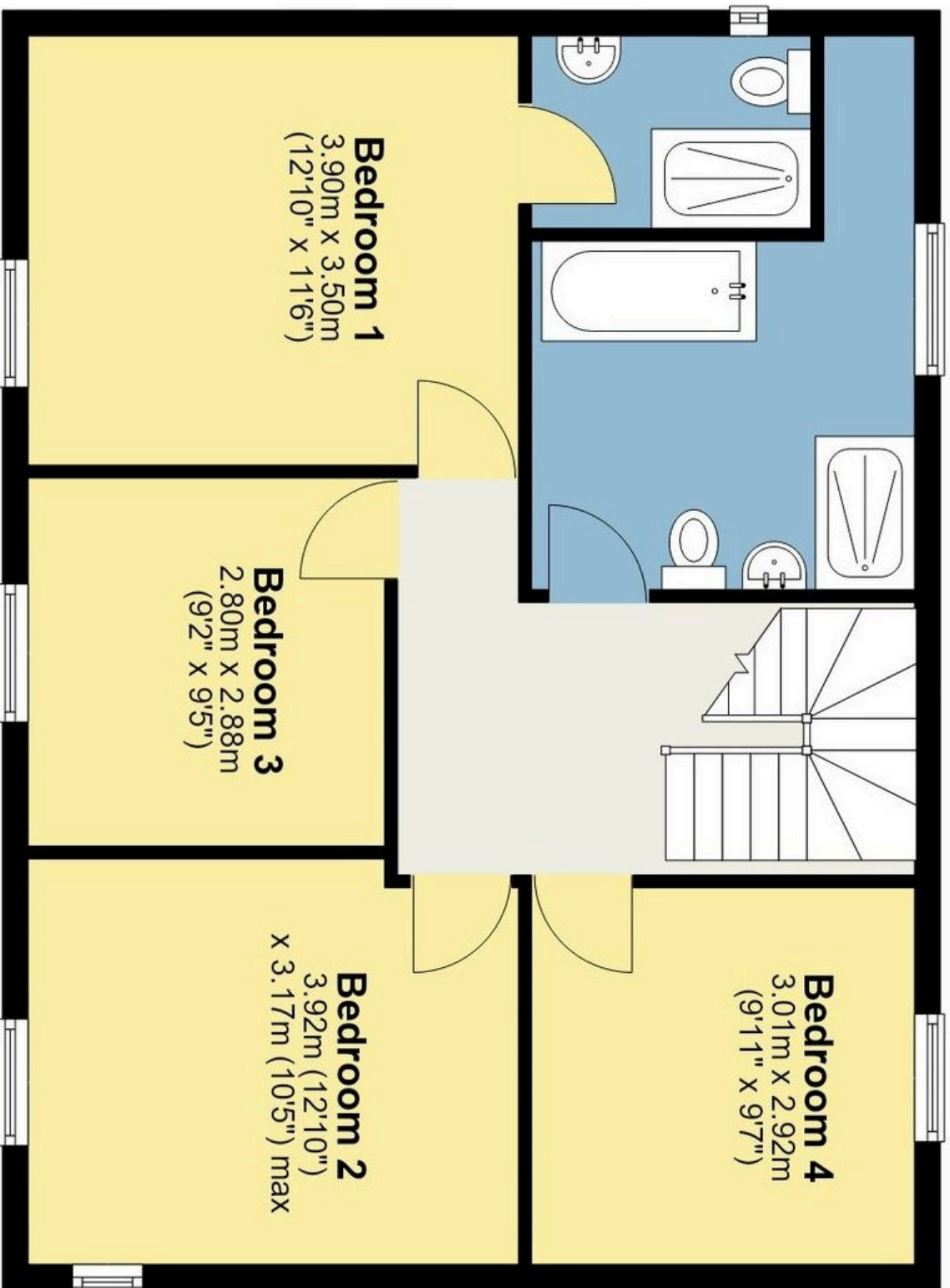
Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.



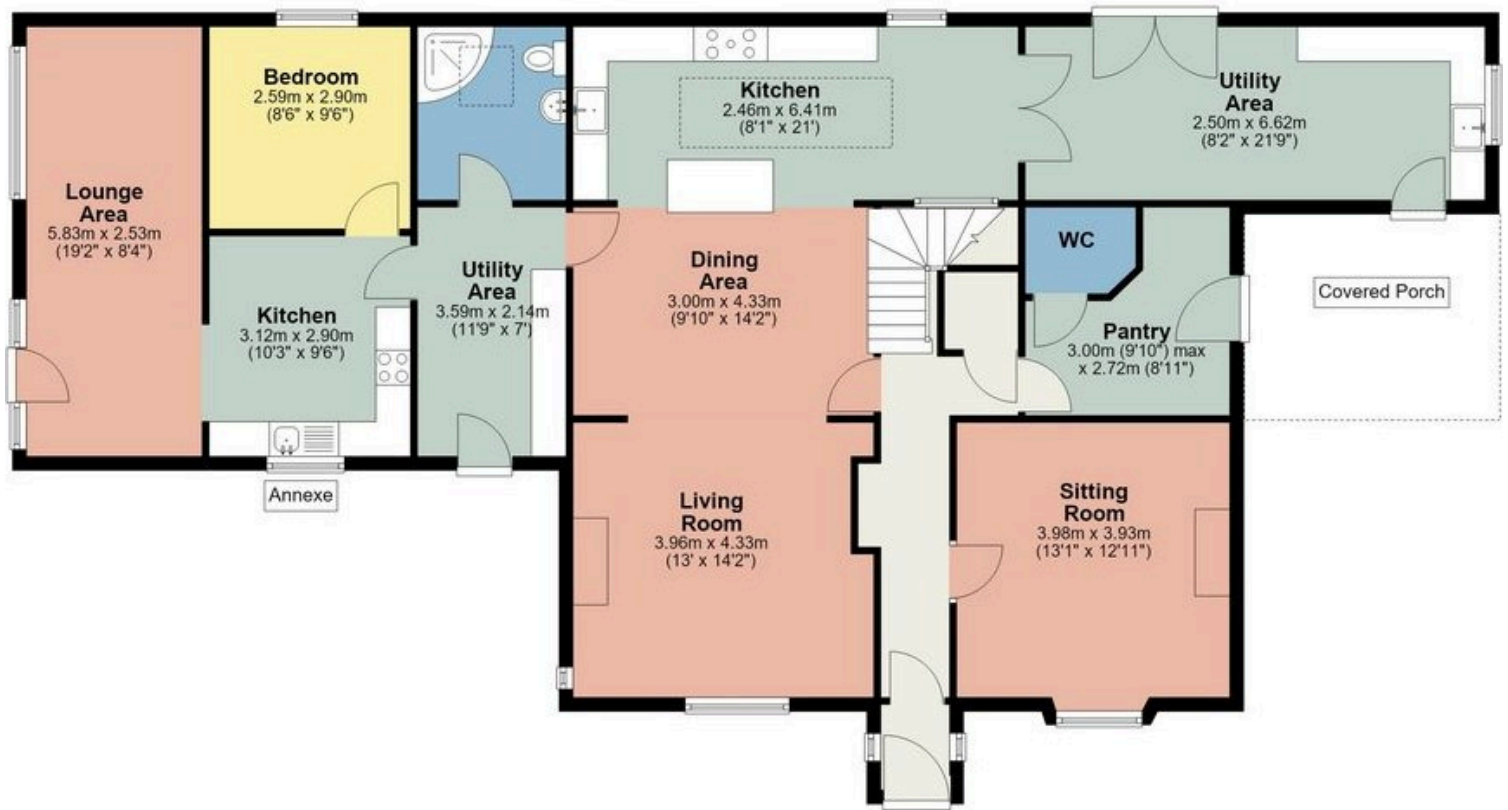
ASK FOR THE
VIDEO VIEWING

First Floor

Approx. 67.1 sq. metres (722.8 sq. feet)



Ground Floor
Approx. 147.8 sq. metres (1590.7 sq. feet)



Total area: approx. 214.9 sq. metres (2313.5 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

Chapel Lane Farm, Chapel Lane, Finghall

