



COTTERDALE FARM  
Cotterdale, Hawes



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# COTTERDALE FARM

Hawes, DL8 3LT

Situated in the rarely-available and highly-regarded hamlet of Cotterdale sits this attractive, stone-built period farmhouse which enjoys stunning open views to the rear.

## ACCOMMODATION

The property has spacious accommodation throughout with an array of character features including latch doors, exposed beams, a log-burning stove set within a stone surround and stone sills to the ground floor, to name a few.

The property has an open dining kitchen with an array of fitted units and ample space for free-standing white goods. Double doors lead out to the substantial patio seating area from the dining room.

The large sitting room has stairs leading up to the landing, where there are four bedrooms, three of which are comfortable doubles and two of which benefit from en suite bathroom/shower rooms. There is also a house shower room.

Externally, there is a private drive providing parking for two to three vehicles, low-maintenance gardens, a substantial patio seating area to enjoy the view as well as additional raised seating areas with well-stocked flower beds.



**GSC GRAYS**

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## Situation and Amenities

Hawes is in Wensleydale, within the heart of The Yorkshire Dales National Park, and has a thriving community with numerous events throughout the year. There are several independent shops including butchers, bakers and grocers, along with pubs, restaurants and cafés. There is also a weekly farmers' market, a doctors' surgery, dentist and chemist.

Hawes is a highly desirable tourist location with plenty of walking and cycling for the outdoor enthusiast. For those wishing to visit attractions, these include Aysgarth Falls, White Scar Caves, the Ribbleshead Viaduct and The Creamery: home of Wensleydale cheese.

The market town also benefits from a primary school, with dedicated buses running to other schools. Private education is situated at Sedburgh, also approximately 16 miles away.





### Accommodation

A roadside door leads into the spacious sitting room which has a staircase to the first floor, a useful cupboard and a door leading into the dining kitchen.

The dining kitchen has a good range of units with wood-effect frontage, an integrated cooker and hob as well as space for free-standing white goods. There is a door from the kitchen leading out to the rear garden as well as French doors to the dining room.

The first floor landing provides access to the four bedrooms including the principal which has a private en-suite bathroom and lovely views to the South-West. The second bedroom also benefits from an en-suite shower room and exposed beams. There are two further bedrooms, including an additional double and spacious single, which benefit from the use of the house shower room.



## Gardens and Grounds

Double timber gates open up to the gravelled parking area, providing tandem parking for two to three cars. There is a substantial, stone-paved patio seating area adjacent to the dining kitchen with raised, stone-walled flower beds housing a variety of mature shrubs and plants. There is an additional raised seating area, gravelled pathways and the property benefits from wrought-iron and dry stone walled boundaries.

There is also an enclosed area housing the oil tank and the shared septic tank, which is also used as a bin storage area.

## Owners Insight

The current owners particularly enjoy the private and secluded location with uninterrupted views. The nature in the garden is superb with red squirrels and a variety of birds.

## Services and Other Information

Oil-fired central heating, mains water and electric connected. There is a klargester which is shared with one property.

## Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

What 3 words: cardinal.writers.instincts

## Tenure

The property is believed to be offered freehold with vacant possession on completion.

## Local Authority

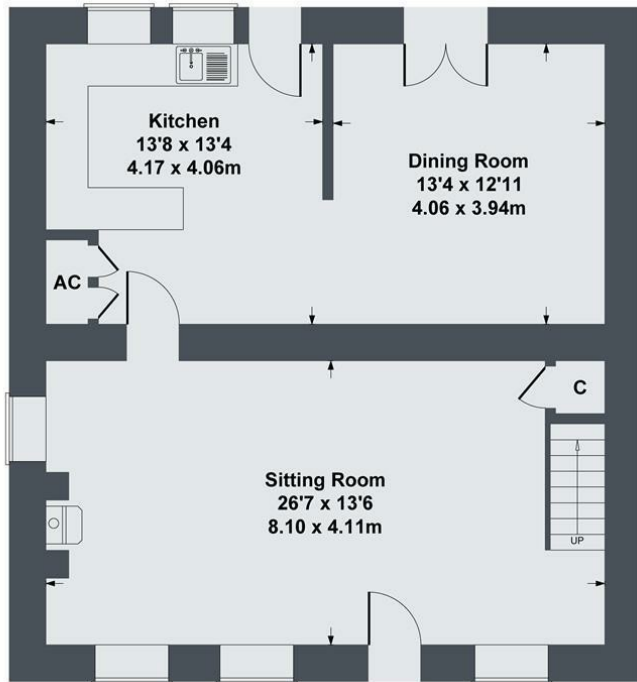
North Yorkshire Council. Council tax band E.

## Photographs and Particulars

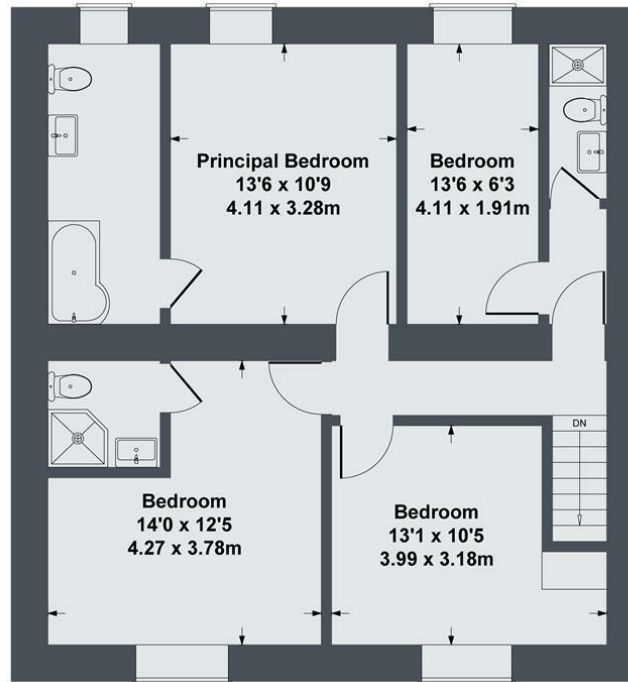
Particulars prepared and photographs taken July 2024.

# Cotterdale Farm, Cotterdale

Approximate Gross Internal Area  
1520 sq ft - 141 sq m



**GROUND FLOOR**

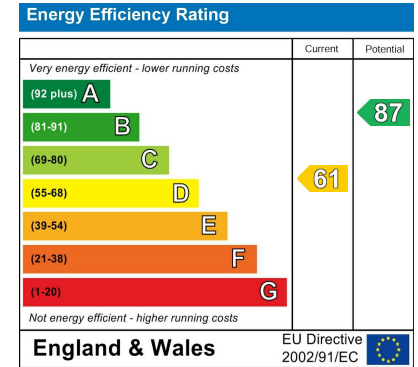


**FIRST FLOOR**

## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



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