



FORCE HEAD GARTH
Gayle, Hawes



GSC GRAYS

PROPERTY • ESTATES • LAND

FORCE HEAD GARTH

Hawes, North Yorkshire, DL8 3RZ

A stone-built, detached family home, with stunning and far-reaching views over the Yorkshire Dales National Park.

ACCOMMODATION

This well-presented property has generous accommodation, with contemporary décor throughout, offering a recently-refurbished kitchen, as well as character features including a log burning stove and exposed timber flooring.

The property enjoys views, particularly to the side and rear, over the surrounding landscape including Stags Fell and Buttertubs Pass.

The accommodation offers flexibility, however is perfect for a family with three bedrooms including two doubles and spacious gardens, as well as private parking, which is sought-after within this popular tourist location.



5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL

01748 829217

agency@gscgrays.co.uk

GSCGRAYS.CO.UK



Situation and Amenities

Gayle is a small village situated within walking distance from all the amenities available in the market town of Hawes.

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 Sedbergh, also approximately 16 miles away.





Accommodation

An entrance porch leads into the main hall, which has a staircase to the first floor, a useful under-stairs storage cupboard and doors leading to the living accommodation.

The recently-refurbished kitchen has contemporary units, quartz worktops, integrated Neff appliances and a Belfast sink. There is also a door and window with lovely views to the rear. The sitting room has a log-burning stove, a window to the front and there is a utility/cloakroom, with space for free-standing white goods.

To the half landing, there is a window to the side, whilst the main landing provides access to two good-sized double bedrooms and a single, along with the house bathroom.

The house bathroom benefits from a free-standing bath, step-in shower, w.c and basin.



Gardens and Grounds

The property is approached by a driveway to the side providing off-street parking for several vehicles and leading around to the rear. There is a stone-paved path and patio seating area to the front with an enclosed garden, mainly laid to lawn with mature shrubs and plants. There are dry stone walled boundaries to the perimeter of the property.

To the rear, there is a raised decking and patio seating area to enjoy the far-reaching views, as well as an additional garden to the side with gravelled parking leading up to two outbuildings. There is also an additional seating area and lawn, with an elevated view over the river.

The two outbuildings provide a generous amount of storage with light and power connected.

Services and Other Information

The property is served by night storage heating. Mains water, electricity and drainage are connected.

We understand that a neighbour has a right of access over the drive to a paddock at the rear of the property.

Viewings

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

Tenure

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

Local Authority

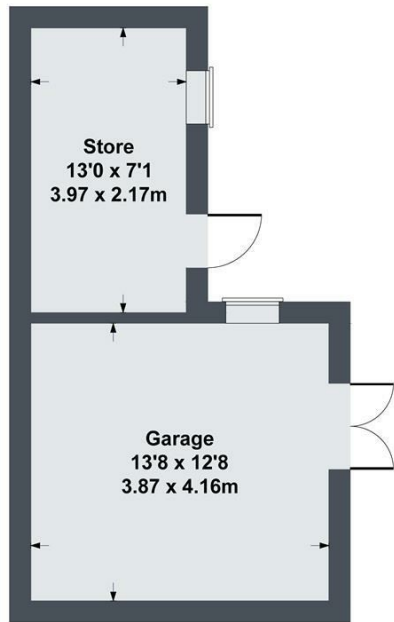
North Yorkshire Council. Council tax band C.

Particulars and Photographs

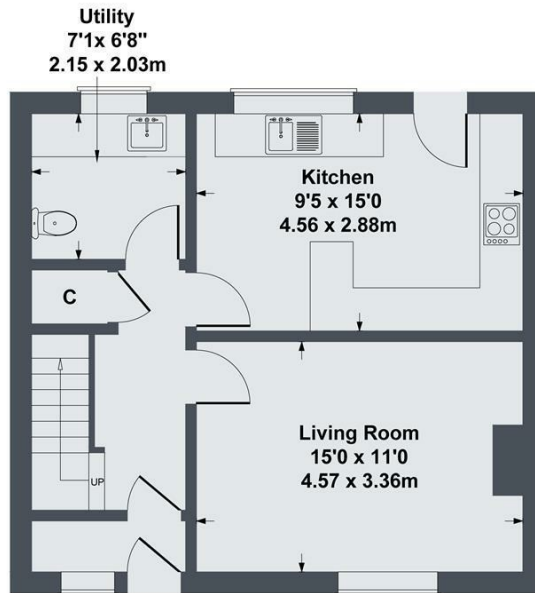
Particulars prepared and photographs taken September 2024.

Force Head Garth, Gayle, Hawes

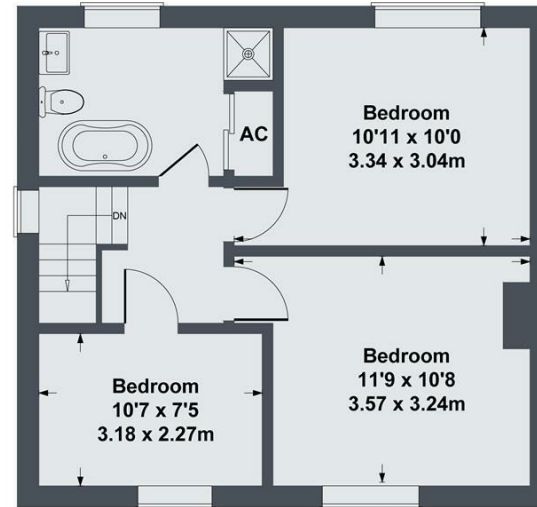
Approximate Gross Internal Area
1216 sq ft - 113 sq m



GARAGE



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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