



LOW HOUSE
Snaizholme, Hawes



LOW HOUSE

SNAIZEHOLME, HAWES, DL8 3NB

AN ATTRACTIVE, GRADE II LISTED DALES PROPERTY
WITH STUNNING, PANORAMIC VIEWS OF THE
YORKSHIRE DALES NATIONAL PARK

Accommodation

Living Room • Sitting Room • Kitchen • Boot Room • Ground Floor W.C.
Three Double Bedrooms • Single Bedroom • House Bathroom

Externally

Spacious Patio • Various Lawned Gardens • Parking
Stone Barn / Workshop • Eight Kennels



GSC GRAYS

PROPERTY • ESTATES • LAND

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Tel: 01423 590500

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Situation & Amenities

Just under three miles from the market town of Hawes, the property sits tucked away along a track in the rarely available hamlet of Snaizholme, in the heart of the Yorkshire Dales National Park in Upper Wensleydale. The area is home to the endangered red squirrel and an abundance of walks on the doorstep. Only a few miles from the property sits the well renowned Simonstone Hall, a quality hotel and restaurant.

Hawes is a highly-desirable location, the town centre offering independent shops, pubs, cafes, a butcher, primary school, church, medical facilities, hairdressers and a petrol station. There are plenty of walking and cycling routes for the outdoor enthusiast whilst, for those wishing to visit attractions, the Aysgarth Falls, White Scar Caves and the Ribbleshead Viaduct are in relatively close proximity. Further tourist attractions include the Wensleydale Creamery and Dales Countryside Museum.

The market town also benefits from a primary school, with secondary schools to be found at Leyburn, approximately 19 miles away, and Kirby Stephen, approximately 20 miles away. Private education is situated at Sedbergh along with Aysgarth Preparatory School at Newton le Willows. Garsdale station is only 10 miles on the Settle to Leeds line to provide links to mainline stations and the local road links provide access to both the M6 and A1 (M) for commuters.

Low House

Low House is a superb period property, originally a farmhouse and steeped in history, dating back to 1614 with later additions and alterations made in the 19th century. The property is stone-built with a stone slate roof and has an array of original character features throughout, including various mullion windows, exposed stone walls and beams, stone flagged flooring, traditional-style, double glazed windows, latch doors, various wood panelling, period-style fireplaces and the original dairy cheese press stone, found in the garden.

The property has undergone extensive renovations to create a comfortable Dales home with spacious living accommodation. Situated in the valley and accessed via a farm track, it is surrounded by open countryside and enjoys stunning, far-reaching views from every window. Whilst the property is remote, there is easy access to local amenities along with an abundance of footpaths and walks right from the doorstep.

Low House offers a huge amount of scope as a lifestyle business with a purpose-built, eight bay kennels, which has previously been run as a licenced, five star boarding kennel. There is also further potential for a business within the detached, Grade II listed barn, which has undergone extensive renovations and has been rebuilt in part to provide two-storey accommodation. Currently used as a workshop, this could be converted into a holiday let, home office, studio or annexe, subject to consents.

The décor found throughout the house is sympathetic to this period building and the rooms have a cosy yet spacious feel, making this property ideal for a wide variety of purchasers.





Accommodation

The front door leads into a spacious living room which has dining and seating areas, an open fire and provides access to the boot room, kitchen, separate sitting room and ground floor w.c.

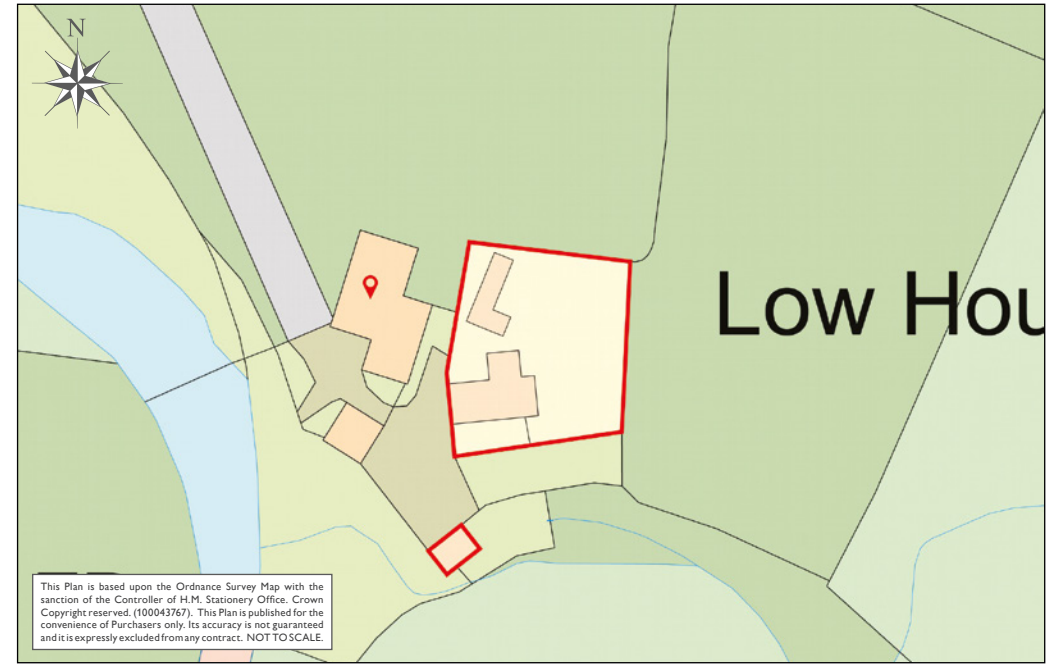
The kitchen has been fitted with quality, free-standing units with a built-in dishwasher, fridge freezer and a Range-style cooker with a door leading out to the rear patio.

The sitting room has a log-burning stove and a staircase leading up to the first floor.

The landing gives access to four bedrooms, three of which are good-sized doubles including the principal which benefits from a triple aspect over the surrounding countryside. The fourth, single bedroom is currently fitted as a dressing room.

The house bathroom benefits from a contemporary, free-standing bath on a raised plinth and a lovely view out the window, as well as a separate shower, bespoke vanity basin and w.c. There is also a useful, walk-in storage area, accessed from the landing.





Externally

The property is approached by a track which is owned by a neighbouring farm and we understand there is a right of access over the track to the property. There is a yard and various outbuildings, also owned by the neighbouring farm, however we understand there is a right to park at least two vehicles within the yard.

A gate leads through to the gardens, which include an enclosed lawn, raised patio seating area and flower beds to the front. A pathway leads around the perimeter of the property to an additional, substantial lawned area and a large, stone-paved patio to the rear. There is a further lawn and a path leading to the well-presented, purpose-built dog kennels, which include an enclosed run, eight insulated and heated kennels and a separate feed room.

The barn is accessed across the yard and presents an opportunity to create a self-contained annexe to be used as a holiday let or multi-generational living, subject to consents. It has two storeys and is stone-built, separated into two workshops including one

which has original stalls. The second workshop has a staircase to the first floor: an open-plan area which has potential to be converted into a home office or possibly a games room, if desired, with various feature windows and a door to allow in natural sunlight.

Owner's Insight

The current owners love the abundance of local wildlife. There is a feeling of absolute peace and tranquility, yet the property is only a couple of miles from a thriving market town, with all of the amenities you could need.

what3words

///pans.cookbooks.drew

Tenure

The property is freehold and will be offered with vacant possession on completion.

Viewings

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

Local Authority

North Yorkshire Council. Council tax band C.

Services

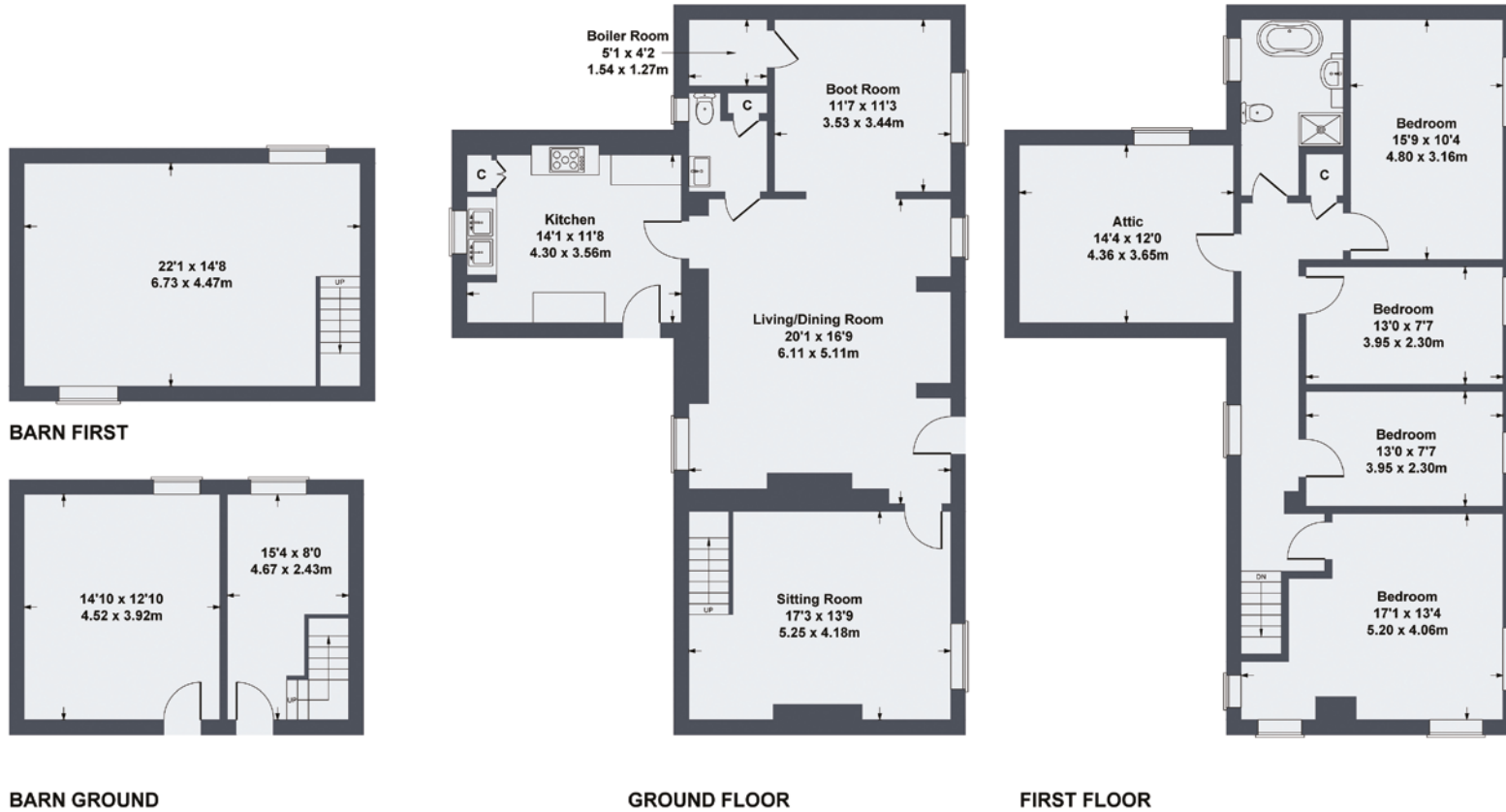
Spring water with a private UV filter and sediment system fitted. Oil-fired central heating. Mains electricity. Drainage to a private septic tank.

Wayleaves and Covenants

Low House is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not. We understand there is a right of access over the farm track and fields to gain access to the property. There is a right of access over the yard and to park two vehicles within this area.

Low House, Snaizeholme, Hawes

Approximate Gross Internal Area
2562 sq ft - 238 sq m

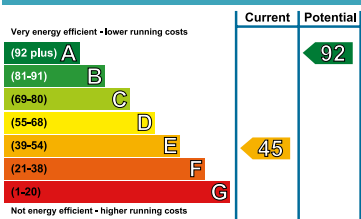


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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



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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: October 2024

Photographs taken: October 2024

