



2 STAGS FELL COURT
Hawes



GSC GRAYS

PROPERTY • ESTATES • LAND

2 STAGS FELL COURT

Hawes, DL8 3SN

A contemporary home tucked away in the centre of the popular market town of Hawes, with stunning and open far reaching countryside views to the rear.

ACCOMMODATION

This recently built, contemporary home has a stone façade and is set over three floors, with a low maintenance garden and an allocated parking space, making it the perfect lock up and leave location to explore all that the market town of Hawes has to offer and the Yorkshire Dales National Park.

The property is neutrally decorated and currently run as a successful holiday let, yet would equally make an ideal, permanent or second home.

The property offers three double bedrooms, two bathrooms and open plan living accommodation, allowing plenty of natural light and to enjoy the fantastic far reaching views to the rear over open fields and the fells.



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Situation and Amenities

Hawes is in Wensleydale, within the heart of The Yorkshire Dales National Park. The property is within walking distance of Hawes town centre with many pubs, shops and local attractions on the doorstep, including The Wensleydale Creamery.

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 and the Ribbleshead Viaduct in relatively close proximity.

The market town also benefits from a primary school and is situated approximately 16 miles from the market towns of Leyburn and Kirby Stephen which also have secondary school facilities. Private education is situated at Sedbergh, also approximately 16 miles away.





Accommodation

There is an entrance hall which leads to the ground floor bedroom and utility room, with stone-flagged flooring.

The ground floor bedroom is a spacious double with the benefit of an en-suite bathroom, with a neutral suite, bath and shower above. There is also a useful utility with space for free standing white goods, a sink and the boiler room housing the water tank.

Staircase leads to the first floor landing providing access to the open plan living, dining-kitchen with ample space for dining and seating areas, together with a cottage style, off-white kitchen offering off-white fronted units, integrated appliances including a dishwasher, fridge, Neff cooker and ceramic hob with extractor fan, solid wood and granite work surfaces and a stable door leading out to the rear garden.

The second floor landing benefits from a useful cupboard and provides access to two further double-bedrooms and a house bathroom, with a bath, shower above, double vanity basin and W/C.



Externally

The property is approached under an archway into a shared courtyard with an allocated parking space for one vehicle.

To the rear, there is a shared pathway and public footpath which is adjacent to the property and garden. The garden is enclosed, separate from the pathway and has fenced and dry stone walled boundaries, an elevated stone-paved patio seating area and lower tiers with well-stocked flowerbeds and borders, as well as mature shrubs creating privacy to the enjoy the fantastic far-reaching views of the Yorkshire Dales National Park.

We understand there are also shared bin storage areas, under the archway, at the entrance to the shared courtyard.

Services and Other Information

The property has mains connections to water, electric and drainage and benefits from electric central heating.

Rights of Way

There is a public footpath which separates the property and the garden.

Tenure

The property is Leasehold and is sold with vacant possession upon completion. The lease was established in March 2007 for 999 years (981 years remaining)

We are advised that there is a management company for the property, Stags Fell Court Management Company. We are advised that the previous annual service charge was £664.94

Local Authority

North Yorkshire Council. The property is subject to business rates, being utilised as a holiday let.

Viewings

Strictly by appointment through GSC Grays. Telephone 01748 829217.

What 3words

///sprinting.moving.shining

Owners Insight

The best thing about the house is it's location. Set in a peaceful courtyard, all the facilities of Hawes are a few steps away. At the rear however, the house and garden overlook the beautiful Dales, and we think this is one of the best views in the Yorkshire Dales.

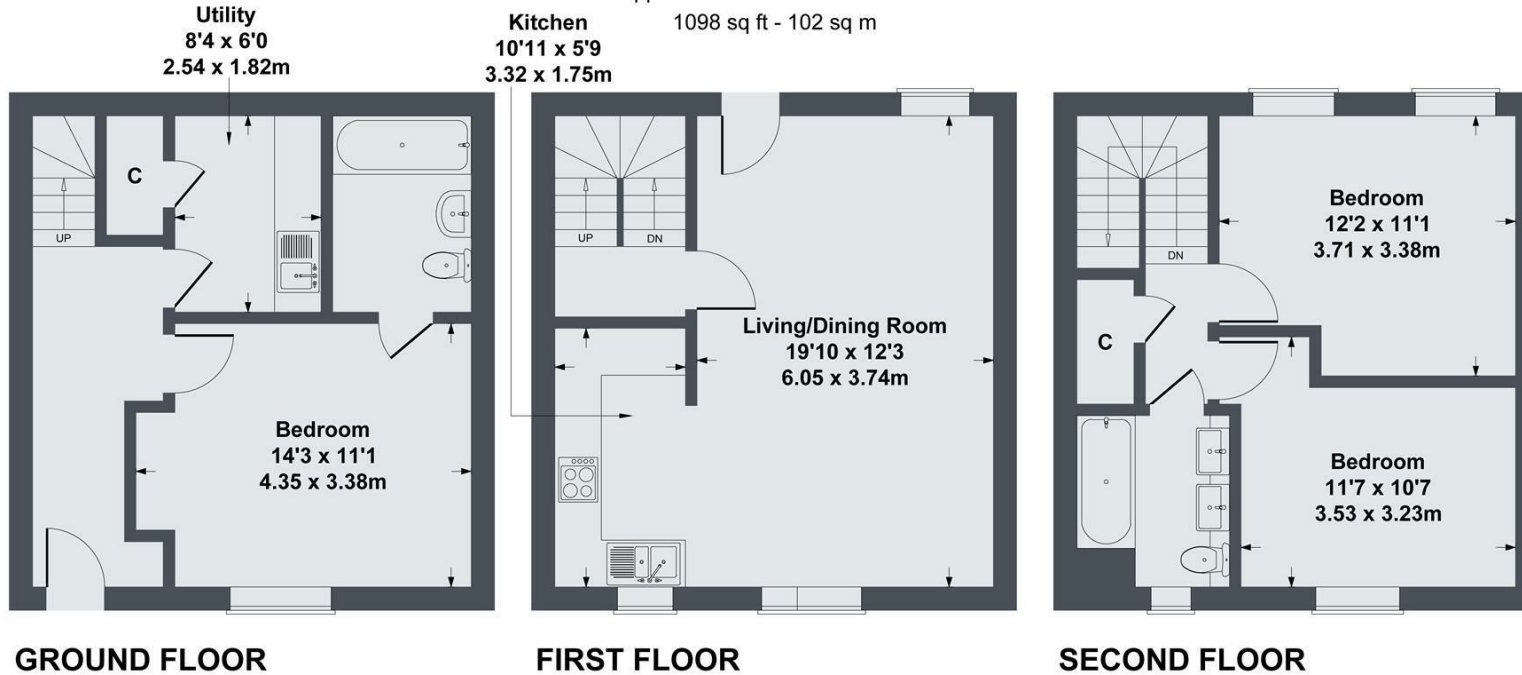
Photographs and Particulars

Particulars prepared and photographs taken in February 2025.

2 Stags Fell Court, Hawes

Approximate Gross Internal Area

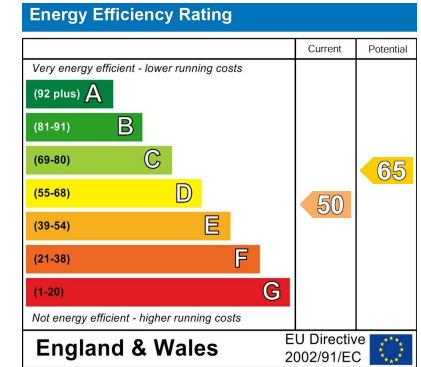
1098 sq ft - 102 sq m



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. 2025



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