



RIGG HOUSE WEST  
High Abotside, Hawes



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RIGG HOUSE WEST, HIGH ABBOTSDALE, HAWES DL8 3LR

A FANTASTIC, GRADE II LISTED, STONE-BUILT HOME, STEEPED IN HISTORY, WITH AN ELEVATED POSITION AND SPECTACULAR VIEWS OVER THE FELS AND THE YORKSHIRE DALES NATIONAL PARK

## Accommodation

Entrance Hall • Drawing Room • Kitchen • Dining Room  
Study/ Ground Floor Bedroom • Shower Room • Utility • Sitting Room  
Three Double Bedrooms • Single Bedroom • House Bathroom • Separate WC

## Externally

Spacious Patio • Substantial Lawned Gardens  
Private Parking • Garage • Garden Room



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## Offices also at:

Alnwick  
Tel: 01665 568310  
Chester-le-Street  
Tel: 0191 303 9540

Barnard Castle  
Tel: 01833 637000  
Driffield  
Tel: 01377 337180

Boroughbridge  
Tel: 01423 590500  
Kirkby Lonsdale  
Tel: 01524 880320



### Situation and Amenities

Just under three miles from the market town of Hawes, the property sits in an elevated position with a private drive off the A684, in the heart of the Yorkshire Dales National Park, Upper Wensleydale. Only a few miles from the property also sits the well renowned Simonstone Hall, a quality hotel and restaurant.

Hawes is a highly-desirable location, the town centre boasting 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 and is situated approximately 16 miles from Leyburn and Kirby Stephen which also have secondary schools. Private education is situated at Sedbergh, also approximately 13 miles away. Garsdale station is only 4 miles on the Settle to Leeds line to provide links to mainline stations and the A684 links to both the M6 and A1 (M) for commuters.

### Rigg House West

This historic property dates back to around 1650 and was originally part of one dwelling incorporating the neighbouring Rigg House. Built in coursed rubble stone with ashlar dressings, a stone slate and home to a local family with business overseas, many years later, a fire separated the two and Rigg House West became an independent home.

The property was left redundant for many years before being restored in the 19th century, to create a substantial and superb family home with a number of character features. These include a unique curved stone wall, a large inglenook stone fireplace in the drawing room, an additional log-burning stove in the entrance hall, sash windows, cast iron open



fireplaces to the first floor, exposed beams, various alcoves, stone sills and traditional stone-flagged flooring.

Situated in a plot extending to 0.6 acres approximately, Rigg House West has been sympathetically decorated throughout and enjoys an elevated position, with a lawn which we understand is also listed. The property is in an area part of the Dark Skies initiative, encouraging a natural wildlife habitat which can be found in the immediate proximity, including owls, deer and the endangered red squirrel.

### Accommodation

The substantial main entrance hall provides an impressive welcome to the property and could easily be used as a seating area or reception room from which to enjoy the stunning views. From here, there is access through to the drawing room, which benefits from a beautiful log-burning stove set in an inglenook fireplace.

The superb, bespoke kitchen was made by The Joinery Shop and local tradesmen, with an Italian induction hob, Range cooker and units sitting flush with the curved and exposed stone walls. The fantastic, lower-ground dining room creates the perfect setting for entertaining guests in the converted cellar. In addition there is also a walk in pantry.

Finally, there is a home office which could easily be used as an additional bedroom if desired. Accessed from the drawing room there is a ground floor shower room.

To the first floor, there is a fantastic snug/sitting room with a cast iron open fire. There are four bedrooms, three of which are doubles, all enjoying breathtaking views of the surrounding countryside. There is a separate w.c. and a large bathroom complete with cast iron bath and slate flooring.





### Gardens and Grounds

The substantial gardens are a real selling feature to this historic home and offer a stone-flagged patio seating area, perfect for entertaining, a separate lawn and several mature trees including horse chestnut, weeping silver birch, beech, sycamore and oak. Throughout the garden, there are various flower beds, which are beautifully maintained, providing year-round colour.

### Garage and Parking

Situated in a plot extending to 0.6 acres approximately, the property is approached by a shared driveway, leading to the private parking area at the side of the property. The current owners have created a fantastic garage in keeping with the period style of the property, which has double timber doors, light and power connected. There is a superb potting/ garden room attached to the side, which has a curved wall mirroring the main house design.

### 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 F.

### Services

Spring water with a private UV filter, oil-fired central heating and mains electricity. Drainage to a shared septic tank.

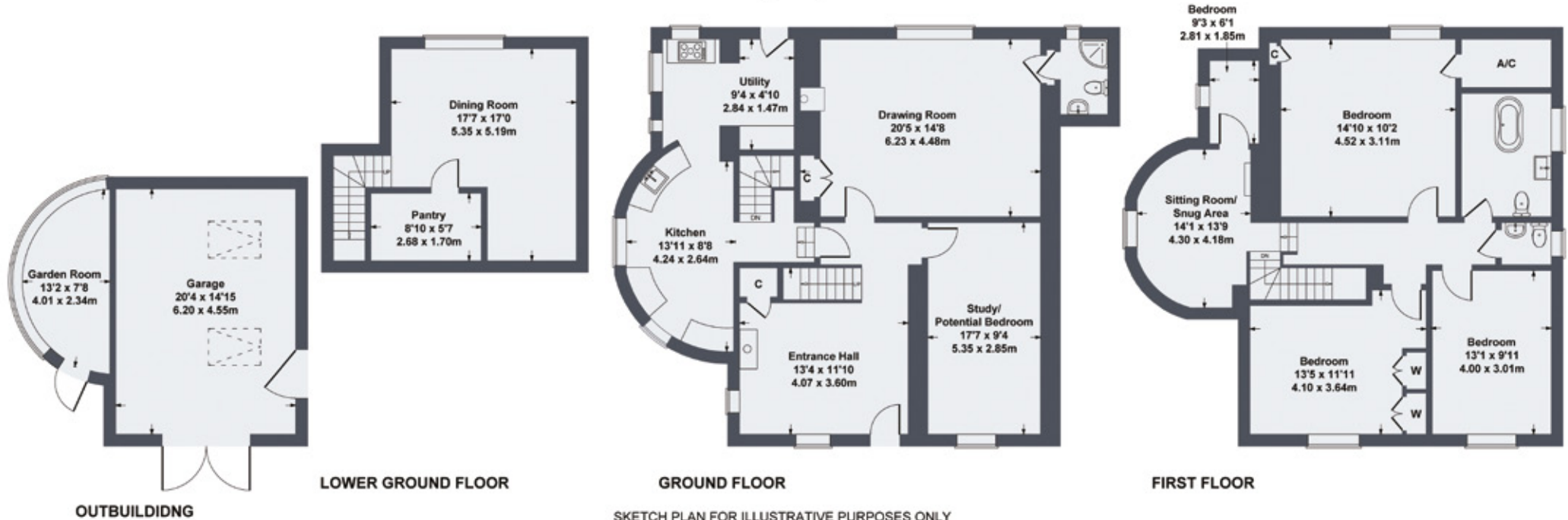
### Wayleaves and Covenants

Rigg House West is sold subject with the benefit of shared access to the private entrance. There is 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.



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Approximate Gross Internal Area  
2702 sq ft - 251 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	35	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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Particulars written: April 2024

Photographs taken: March 2024