



THE HOMESTEAD
Hardraw, Hawes



GSC GRAYS

PROPERTY • ESTATES • LAND

THE HOMESTEAD

Hardraw, Hawes, DL8 3LZ

An attractive, double-fronted cottage, situated in an elevated position, with stunning open views to the rear.

ACCOMMODATION

The Homestead is an immaculately presented 'chocolate-box' cottage retaining a wealth of character and is a rare opportunity, coming to the open market for the first time having remained in the family for generations.

There are a number of features to note including; exposed beams, picture rails, character doors, UPVC windows, various window seats, period built in cupboards, a Rayburn, two open fireplaces with period timber surrounds and a cast iron feature fireplace in one of the bedrooms.

The accommodation is beautifully maintained and is currently utilised as a successful holiday let, benefitting from well proportioned rooms and attractive gardens to the front, side and rear.

A further selling point to this property is the far reaching views over open countryside and towards the fells at the rear.



GSC GRAYS

PROPERTY • ESTATES • LAND

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

01748 829217

agency@gscgrays.co.uk

GSCGRAYS.CO.UK



Situation and Amenities

Hardraw is an attractive hamlet, in Wensleydale, within the heart of The Yorkshire Dales National Park. The village offers a local pub and Hardraw Force, England's largest single drop waterfall, as well as an abundance of walks on the doorstep.

The local town of Hawes (1.5 miles) with many pubs, local shops, a farmers market and local attractions on the doorstep, including The Wensleydale Creamery.

This 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 are in relatively close proximity.

Hawes 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 Aysgarth Prep School (Newton-le-Willows), Barnard Castle and Sedbergh.





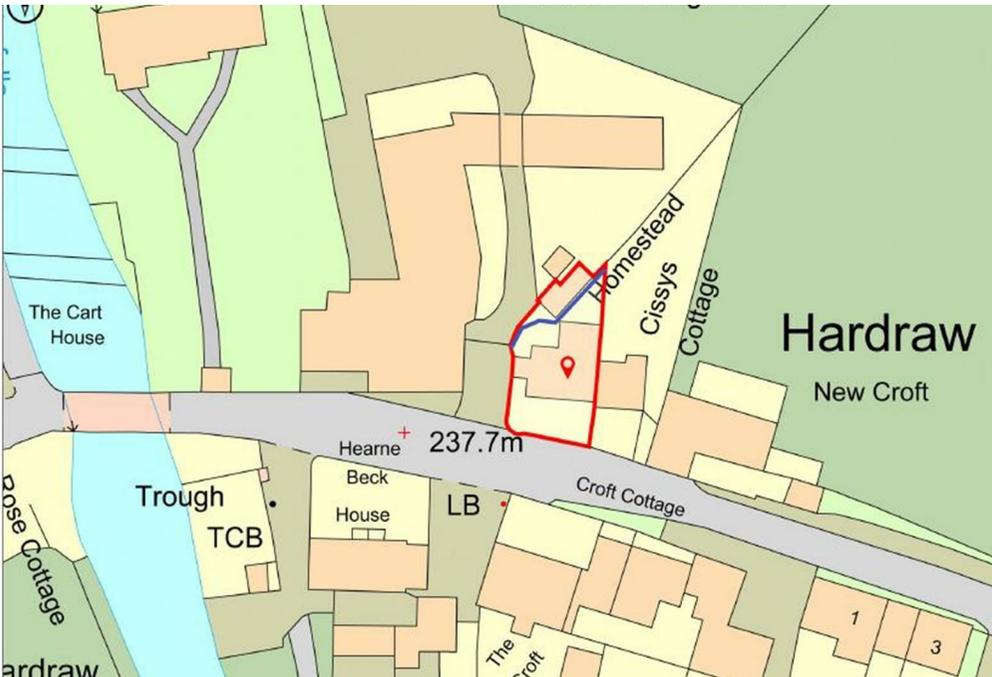
Accommodation

The front door leads into an entrance hall, with doors leading to the two reception rooms. There is a sitting room with an open fire, dual aspect and leads into the dining-kitchen.

The dining-kitchen has a range of units with wood effect frontage and granite effect work surfaces, integrated appliances, including a fridge, freezer, dishwasher, washing machine, cooker and separate hob. There is also a Rayburn stove and a seating area for a breakfast table, a dual aspect and a door to the side courtyard. An inner hall leads to a ground floor wc and a dining room with a fireplace and bay window overlooking the front garden and village.

The landing leads to three bedrooms and main bathroom. The principal bedroom is a spacious double with an en-suite shower and basin. Additionally, there is a substantial second double-bedroom, both of which benefit from fitted wardrobes and storage and there is a third, single bedroom to the rear with open beams and sloping ceilings.

The main bathroom has a panelled bath, with shower attachment, wc and basin, together with a large airing cupboard and immersion heater.



Gardens

The property is approached by stone steps and a wrought iron gate leading to the front garden, mainly laid to lawn with flowerbeds housing mature shrubs and plants. A stone-paved pathway leads to the front door and there are dry stone walled boundaries.

To the side there is an enclosed stone flagged courtyard seating area leading off the breakfast kitchen, a lean-to stone-built coal store and a detached larger stone store housing the oil tank. Stone steps and a gate lead to a pathway and small rear garden, which is currently open to the neighbouring property forming a large open paddock. There are two further stone-built stores which adjoin the rear of the larger store with access from the rear garden.

Owners Insight

The Homestead is a very warm and inviting house, it has heart. It is a really lovely cottage, comfortable and homely with plenty of room. We feel it is an ideal property to explore Wensleydale with plenty of lovely walks from the door. Well situated for shopping in Hawes which also has a great fish and chip shop and the very handy Green Dragon pub next door for a delicious meal out, plus the access to Hardraw Force is right next door, set in an awesome natural amphitheatre.

Rights of Way

There is a public footpath which runs through the rear garden, along a stone pathway. The courtyard adjacent to the kitchen, is screened to provide some privacy and there is a stone path which leads to a pedestrian gate at the top of the neighbour's garden. The right of way is marked in blue on the plan and for indicative purposes only.

We also understand that there is a right of access across the neighbours garden to a timber gate, through the field and out to the road.

Services and Other Information

The property has mains connections to water, electric and drainage and is heated with an oil fired Rayburn, night storage and electric heating.

Asbestos

We understand that the detached large store has a cement asbestos sheeted roof. An asbestos survey has not been undertaken and on completion of the sale it will be the responsibility of the Purchaser(s) to comply with the Control of Asbestos at Work Regulations.

Tenure

The subject property is believed to be held Freehold with vacant possession on completion.

Local Authority

Yorkshire Dales National Park. The property is subject to business rates, being utilised as a holiday let.

Viewings

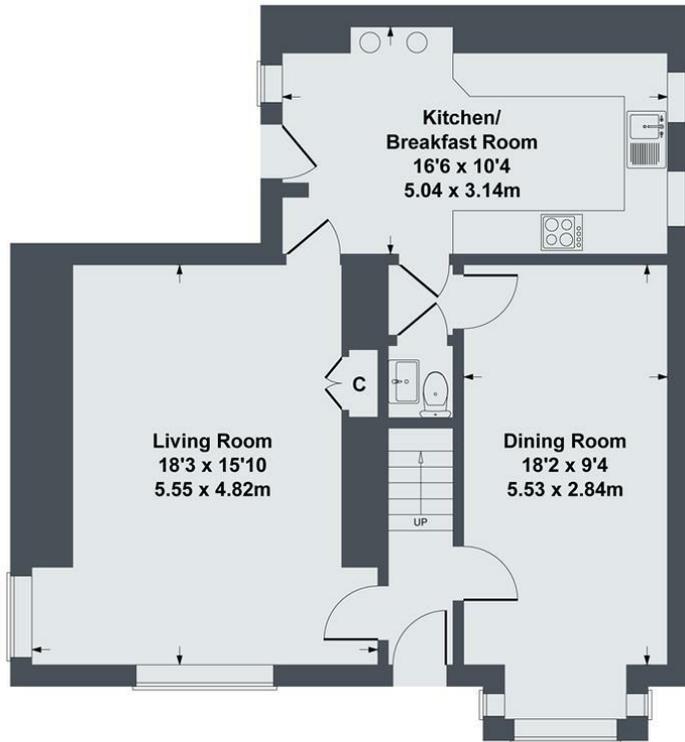
Strictly by appointment through GSC Grays. Telephone: 01748 829 217.

Photographs and Particulars

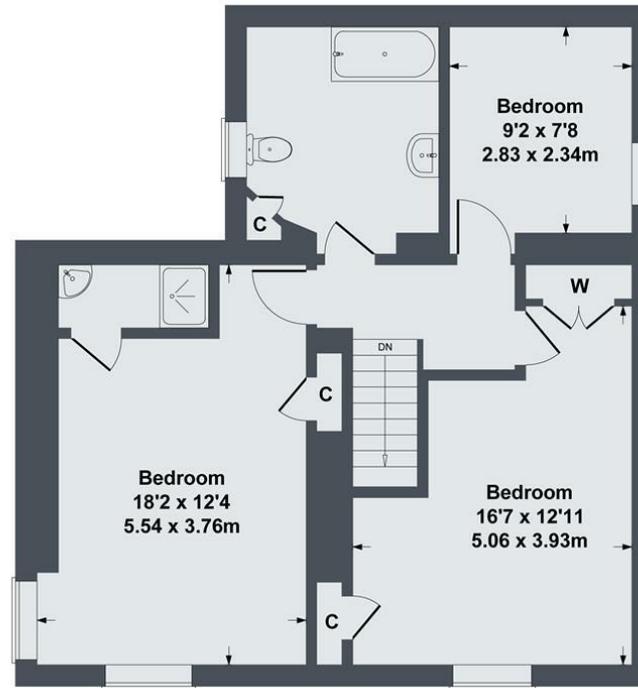
Particulars prepared and photographs taken in February 2025.

The Homestead, Hardraw

Approximate Gross Internal Area
1356 sq ft - 126 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	29	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
2. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the view the property.