



MIDDLEGATE HOUSE NEW LANE
Burtersett, Hawes



GSC GRAYS

PROPERTY • ESTATES • LAND

MIDDLEGATE HOUSE NEW LANE

Hawes, North Yorkshire, DL8 3PB

A spacious detached property which has been modernised and improved to create a country contemporary home with superb views over the Yorkshire Dales National Park towards The Buttertubs and Hawes.

ACCOMMODATION

This beautifully-presented home offers spacious living accommodation with well-proportioned rooms and neutral décor throughout. There are various character features including; an arched window, exposed stonework, an inglenook fire housing a log-burning stove in the sitting room, log-burning stoves in the dining room and snug and a spiral staircase, to name a few.

The property would be perfect for a wide variety of purchasers looking for a semi-rural location within a popular village which is within walking distance of the market town of Hawes. There are three good-sized reception rooms, a recently-refurbished kitchen and four double bedrooms, as well as three bathrooms.

Externally, there are beautifully-landscaped gardens and various seating areas from which to enjoy the views, along with the unique added benefit of private parking for several vehicles.



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Situation and Amenities

The hamlet of Burtersett is situated just over a mile from the popular market town of Hawes, Wensleydale, within the heart of The Yorkshire Dales National Park. There is a public footpath running through the fields to Hawes, which benefits from a town centre with many pubs, shops and local attractions on the doorstep.

Hawes is a highly desirable working town and tourist location with plenty of walking and cycling for the outdoor enthusiast. For those wishing to visit attractions, these include Aysgarth Falls, the Wensleydale Creamery, White Scar Caves and the Ribbleshead Viaduct in relatively close proximity.





Accommodation

The front door leads into an entrance hallway which has a traditional staircase to the first floor, a useful storage cupboard and a door leading through to the breakfast kitchen.

The breakfast kitchen has quality fitted units, with sage green frontage and solid wooden worktops, a Belfast sink, Rangemaster cooker, integrated dishwasher and washing machine, a breakfast bar area and windows enjoying the views to the front. A door opens into the inner hallway, which gives access to the formal sitting room and dining room, and onwards to the rear porch which leads out to the garden.

The dual aspect sitting room is a comfortable, light-filled space with an impressive inglenook fireplace housing a log-burning stove. The dining room also benefits from a log-burning stove with a window overlooking the rear garden and a door leading into the snug.

The dual aspect snug features bi-fold doors showcasing the fantastic views over the Dales, a spiral staircase to the second bedroom and a log-burning stove.



The first floor landing is spacious and provides ample space for a home office area. There is access to three of the double bedrooms and the house bathroom.

The principal bedroom has a walk-in wardrobe and en-suite shower room complete with vanity basin and step-in shower. There are two further double bedrooms accessed from the main landing.

The second bedroom can be accessed via a Jack-and-Jill style door from the fourth bedroom, or the spiral staircase from the snug. This good-sized room would be perfect for guests, with a private en-suite shower room and has a dual aspect, including a window the front showcasing the views.

The house bathroom has a panelled bath and separate shower.

Externally

The property is approached by a private drive offering parking for three - four vehicles and leading up to the attached garage.

To the rear, there is a beautifully-landscaped garden with lawns, various flower beds, borders, patio and gravelled seating areas. There is a secret area, tucked behind the garage, to enjoy the open aspect over fields towards Hawes.

Garage

The garage houses the oil boiler and water system and is suitable for motorbike storage or housing a small vehicle.

Owners Insight

We have modernised our home over the years, in between enjoying the wonderful walks that Wensleydale has to offer. With Hawes only a one and half mile walk across meadows, has all the amenities you need. Our neighbours have become our friends, making it a great place to live.

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.

Services and Other Information

Oil-fired central heating. Mains water, electric and drainage.

The property is located in the Yorkshire Dales National Park. We understand there is broadband and mobile signal coverage.

Local Authority

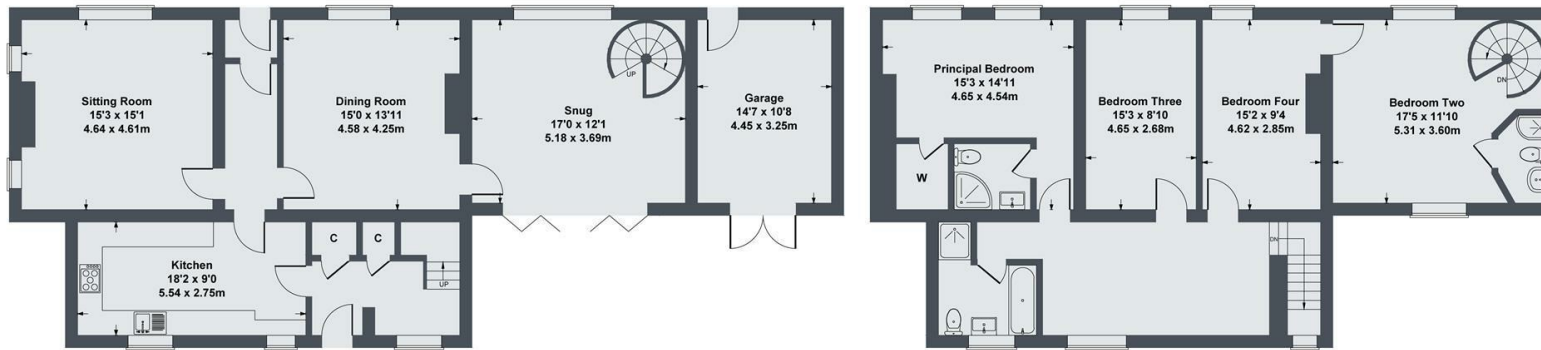
North Yorkshire Council. Council tax band F.

Particulars and Photographs

Particulars prepared and photographs taken June 2025.

Middlegate, Burtsett

Approximate Gross Internal Area
House = 2185 sq ft -203 sq m
Garage = 151 sq ft - 14 sq m
Total = 2336 sq ft -217 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	58	74
	EU Directive 2002/91/EC	



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