



The Field House, Hawkswick, Skipton, BD23 5QA

Asking Price £875,000

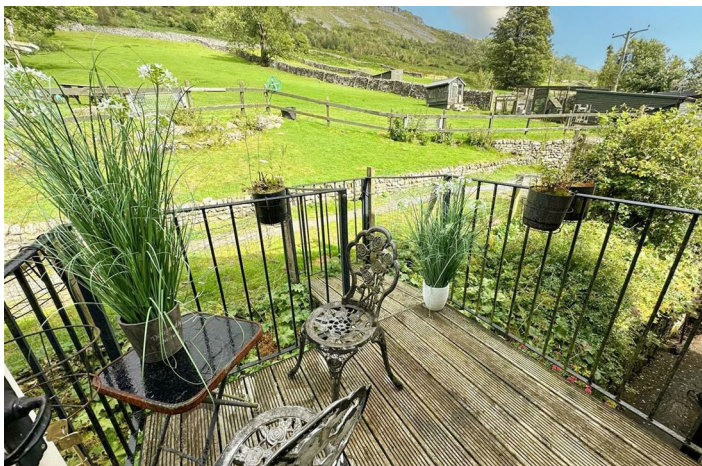
- FOUR/FIVE BEDROOM DETACHED COUNTRY COTTAGE/SMALL HOLDING
- TWO STONE FIELD BARNs
- GROUND FLOOR SHOWER ROOM
- SOLAR PANELS
- PANORAMIC VIEWS
- ADDITIONAL ANNEXE
- TWO ACRES (OPTION FOR RENTING MORE)
- CHARM AND CHARACTER
- SUPERB EXTENSION
- HEART OF THE NORTH YORKSHIRE DALES

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The Field House is a MAGNIFICENT, STONE BUILT, FOUR BEDROOM, DETACHED COUNTRY COTTAGE/SMALL HOLDING having 2 ACRES with 2 STONE FIELD BARNs. Perfectly positioned in an UNSPOILT CORNER OF THE DALES NATIONAL PARK, enjoying stunning scenery from all elevations. Also boasting an ADDITIONAL ANNEXE 'Betty's Bothy' which, for those wanting a life style change, could bring in an extra income or provide accommodation for relatives. Properties like this are rare to the market so prompt viewing is a must.



Council Tax Band: B



PROPERTY DETAILS

The Field House is a magnificent, stone built, four/five bedroom, detached country cottage perfectly positioned in an unspoilt corner of the Dales National Park, enjoying stunning scenery from all elevations and set in two acres of glorious countryside. This wonderful home has been subject to significant improvement over the years and the addition of a superb extension, a shining example of how, with a little thought, charm and character can be retained and blended seamlessly with the new. This amazing home is the beginning of the story, The Fieldhouse is a truly unique home locally known as Hart Farm, having been a long established small holding providing animal assisted therapy. This super home also boasts Betty's Bothy a separate annexe which, for those wanting a life style change, could bring in an extra income or could provide accommodation for relatives. The house includes: large entrance porch, superb kitchen with breakfast room off, utility room and shower room, living/dining room, which has a feature ceiling and open staircase, leading to the first floor, with further sitting room and garden room. You will also find bedroom four/office on this floor. To the first floor is the house bathroom and three further double bedrooms, the master enjoys an ensuite and balcony with views over the land and gardens. Outside, large parking area, single garage, delightful well-manicured gardens around the house with hot tub, the property is surrounded by its three fields, one having direct access to the main road (with a potential wider access). Currently there is potential to rent a further two adjoining fields. There are two stone field barns, one used as a stable with adjacent tack room, the other has power and is used as a tractor shed, several wooden field shelters, two small copse, a duck pond and hen run.

Hawkswick is a stunning hamlet set in the Dales National Park. The Fieldhouse is surrounded by highly individual stone built properties and in a very sought after location. The villages of Arncliffe, Kettlewell and Grassington are within easy reach providing a variety of independent shops, coffee shops, pubs and restaurants, for those looking to join in both villages provide an array of activities throughout the year. The market town of Skipton is approx.13.8 miles away providing excellent commuting links.

For those looking for that special property, perhaps offering a fabulous lifestyle change, this could be the one!

Briefly the oil central heated and double glazed accommodation comprises:

Panelled and glazed door into:

ENTRANCE PORCH

Accessed from both the car park and the front garden, with stone flagged floor, ceramic sink with mixer tap, built in cupboards and shelving, heated chrome towel rail, with panelled and glazed side access door.

BREAKFAST ROOM

with feature window with window seat, side elevation window, lovely views, ceramic tiling to the floor, ceiling light opening into;

KITCHEN

with an excellent range of oak effect wall and base units with concealed lighting beneath, inset sink and drainer unit with brass effect mixer taps, granite work surfaces over with ceramic tiling above, built in double Belling electric stove with five ring halogen hob and Rangemaster extractor fan over, integral fridge, freezer and microwave, ceramic tiling to the floor, lovely views, two ceiling lights.

UTILITY ROOM

with a selection of cream wall and base units, stainless steel sink and drainer unit with chrome taps, provisions for an automatic washing machine and tumble dryer, ceramic tiling to the floor, recessed lighting.

SHOWER ROOM

Containing a three piece white suite comprising; corner shower cubicle with thermostatically controlled shower over, wash hand basin together with low suite W.C., part ceramic tiling to the walls, ceramic tiling to the floor, ceiling light.

OFFICE/BEDROOM FOUR

with glazed door to the front garden, side and rear elevation windows with lovely views, oak effect flooring, built in feature fish tank, recessed lighting.

LIVING/DINING ROOM

LIVING AREA

With bi-folding doors leading to the back garden, feature ceiling with skylights and feature side window, fabulous views, open oak staircase leading to the first floor, exposed beams, recessed lighting.

DINING AREA

With two side elevation windows, exposed stonework, deep recess under the stairs, two ceiling light.

SITTING ROOM

with stone feature fireplace with recessed multi fuel stove on a stone hearth, two rear elevation windows with lovely views, exposed beams, ceiling light glass door into:

GARDEN ROOM

currently used as an office, with glazed door to front and back gardens, front and side elevation windows having lovely views over the gardens, underfloor heating, exposed beams and stonework, recessed lighting plus ceiling light.

FIRST FLOOR

FEATURE LANDING

With exposed beams and roof trusses, stripped floorboards, skylight windows, ceiling light.

MASTER BEDROOM

with walk in double wardrobe, feature glazed door leading out onto the balcony providing stunning views, side elevation window, ceiling light.

BALCONY

Lovely seating area overlooking the open countryside with direct access into the field.

EN SUITE BATHROOM

With three piece white suite comprising; P bath with thermostatically controlled shower over, wash hand basin in an attractive cabinet, low suite W.C., partial ceramic tiling to the walls, stripped floorboards, ceiling light.

BEDROOM TWO

large double room with side and rear elevation windows enjoying fabulous views, built in double wardrobe with cupboards over, exposed beams, ceiling light.

BEDROOM THREE

small double with two built in cupboards, lovely views, ceiling light.

HOUSE BATHROOM

Containing a three piece suite comprising; panelled bath with thermostatically controlled shower over, wash hand basin together with low suite W.C., partial ceramic tiling to the walls, recessed lighting, exposed beams, stripped floorboards, lovely views.

BETTY'S BOTHY

OPEN PLAN LIVING/KITCHEN/BEDROOM

with a Shaker style kitchenette having stainless steel sink and drainer unit with matching mixer tap, granite effect work surfaces over with two ring electric hob, integral microwave and fridge, seating area incorporating fold away super king bed, ceramic tiling to the floor, fabulous views, two Velux windows, feature ceiling with recessed lighting plus ceiling light, built in shelving and cupboards.

SHOWER ROOM

Containing a three piece white suite comprising; walk in shower with electric shower over, wash hand basin in an attractive cabinet, low suite W.C., heated chrome towel rail, ceramic tiling to the floor, recessed lighting.

OUTSIDE

The property is approached by a shared driveway with electric wooden gate that open into an extensive private parking area with pedestrian access through the front garden. The property is surrounded by beautiful mature gardens, the front enjoys a patio area with swing garden seat and water feature, ideal for your morning coffee. The rear provides a delightful garden with patio and awning, hot tub which enjoys the day and evening sun, garden pond, separate vegetable garden with greenhouse and wooden store and coal bunker. There are three additional fields totaling approx. 2 acres, one with direct access from the road (could be used as additional access, with option to widen) one with right of way directly onto the fell. There is also potential to rent two more fields totaling one acre. Two stone field barns, one currently used as a stable with adjacent tack room, the other currently used as a tractor shed which has power, this could provide a garage, workshop or gym or subject to the relevant planning could provide another annexe. There are several wooden field shelters, most with automatic drinkers; a large duck pond, two small copses, and a hen enclosure.

SERVICES

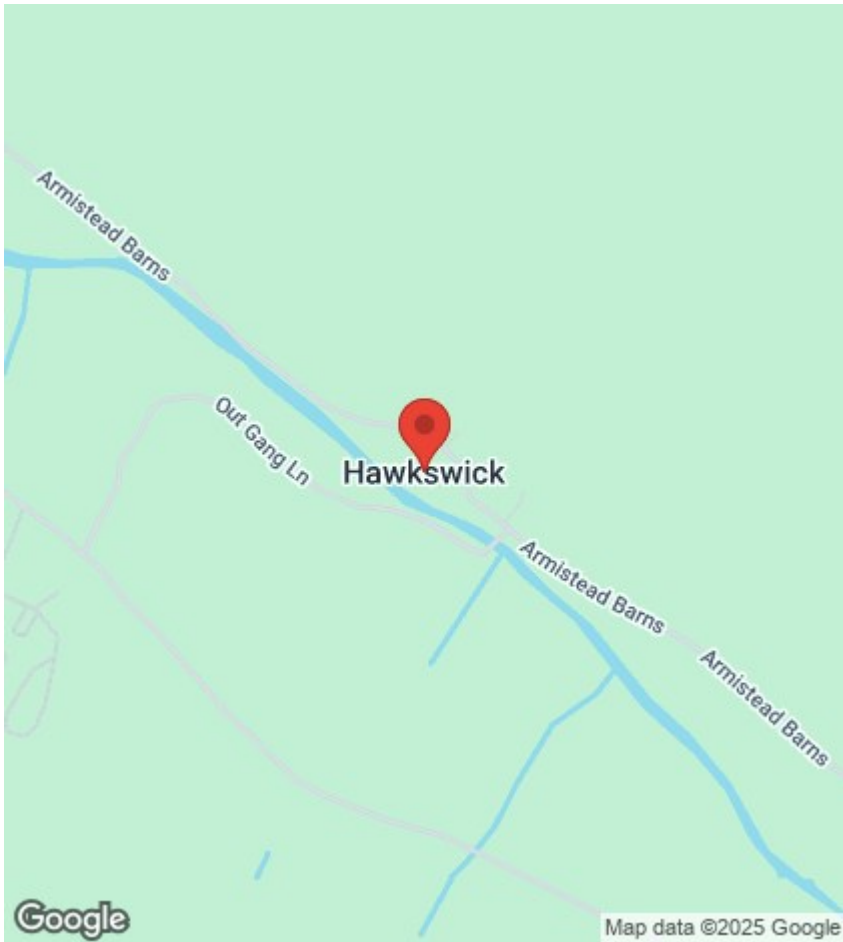
Oil central heating
Mains water and electric
private septic tank
18 Solar panels

OWNERS INSIGHTS

We've lived in this little bit of paradise for over 25 years! We'll miss the magnificent views, the sunny sitting places around the gardens throughout the day, the duck pond, the copse full of daffodils each spring and the wisteria in bloom. We've loved running Hart Farm where we've had the privilege of watching our alpacas, mini donkeys, mini goats and sheep put back the smiles on the faces of young people struggling to cope with a range of life challenges. What a rewarding hobby it has been! An opportunity exists to take over the Hart farm concept. We'll miss it all but as we get older, it's sadly time to open the next chapter of our lives.







Viewings

Viewings by arrangement only. Call 01756 753341 to make an appointment.

EPC Rating:

D

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 82 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 57 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

