



## Riverdale Hawkswick, Skipton, BD23 5QA

**Asking Price £850,000**

- FOUR BEDROOM DETACHED BUNGALOW
- SET IN SEVEN ACRES
- ENSUITE
- MATURE GARDENS
- HEART OF THE YORKSHIRE DALES
- DETACHED GARAGE
- TWO RECEPTION ROOMS
- THREE FULLY BOARDED ATTIC ROOMS
- AMPLE OFF ROAD PARKING
- POTENTIAL EQUESTRIAN PROPERTY



# Riverdale, Hawkswick, Skipton BD23 5QA

Riverdale stands as a BREATHTAKING FOUR-BEDROOM, STONE-BUILT, DETACHED BUNGALOW, exuding an aura of uniqueness and warmth. Nestled within 7 ACRES OF LAND, it boasts PANORAMIC VIEWS that truly captivate. Offering TWO RECEPTION ROOMS, ENSUITE MASTER BEDROOM, THREE FULL BOARDED ATTIC ROOMS, DETACHED GARAGE, AMPLE OFF ROAD PARKING AND MATURE GARDENS this is a not to be missed property!



Council Tax Band: E



## PROPERTY DETAILS

Riverdale stands as a breathtaking four-bedroom, stone-built, detached bungalow, exuding an aura of uniqueness and warmth. Nestled within 7 acres of land, it boasts a panoramic spectacle that truly captivates. Whether as a cherished family abode, a weekend retreat, or a sought-after holiday let (which it has been for the current owners over the past two decades). Its attached fields present versatile opportunities for grazing, equestrian pursuits, or leisurely activities, however currently the local farmer maintains and grazes this.

They say the essence lies in location, and here, tranquillity reigns supreme. Set away from the hustle and bustle, Riverdale offers a sanctuary from the daily grind. Stepping inside, one is immediately enamoured by the spacious porch and hallway, leading to two enchanting reception rooms that embrace the stunning views. The dining room with its dual aspect windows, serves as a testament to the breathtaking scenery. Meanwhile, the bespoke kitchen, featuring an electric Aga and modern appliances, beckons with its charm and functionality, giving access to the rear and adjoining fields.

The master suite, situated at one end of the bungalow, offers an en suite shower room and access via pull down ladder to three, very useful, fully boarded attic rooms, which subject to the relevant planning could become additional bedroom space. While the ground floor offer a further three additional double bedrooms and a lavish four-piece house bathroom ensuring comfort and convenience. Outside, the meticulously landscaped gardens offer several inviting seating areas, perfect for entertaining amidst the backdrop of the river and countryside. Mature garden spaces, complemented by a tranquil pond, grace the surroundings, accompanied by a private driveway, detached single garage, large cedar shed and gated access to the adjoining fields.

Hawkswick, a picturesque hamlet nestled within the Dales National Park, serves as the idyllic backdrop for Riverdale. Nearby villages such as Arncliffe, Kettlewell, and Grassington offer a charming array of independent shops, cafes, pubs, and restaurants. For those seeking more extensive amenities, the market town of Skipton lies approximately 13.8 miles away, boasting excellent commuting links.

With its stylish allure, utmost privacy, and unforgettable vistas, Riverdale epitomizes a truly special haven amidst serene surroundings. Don't let this opportunity pass you by!

## ADDITIONAL INFORMATION

Mains water

Septic tank

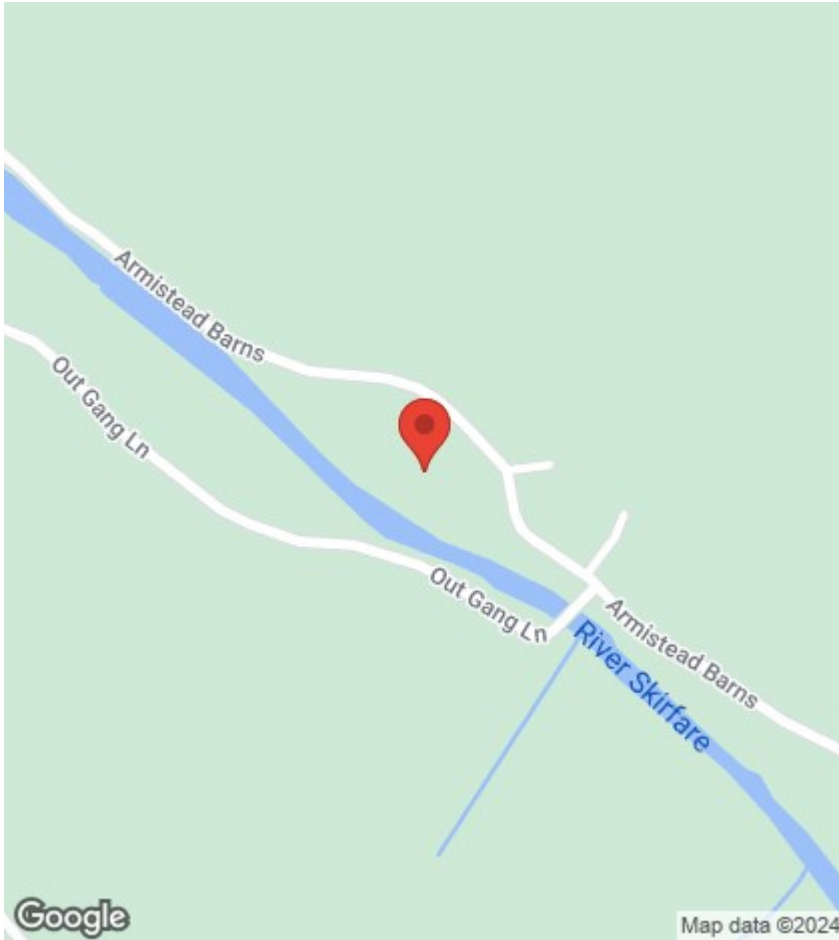
Oil central heating











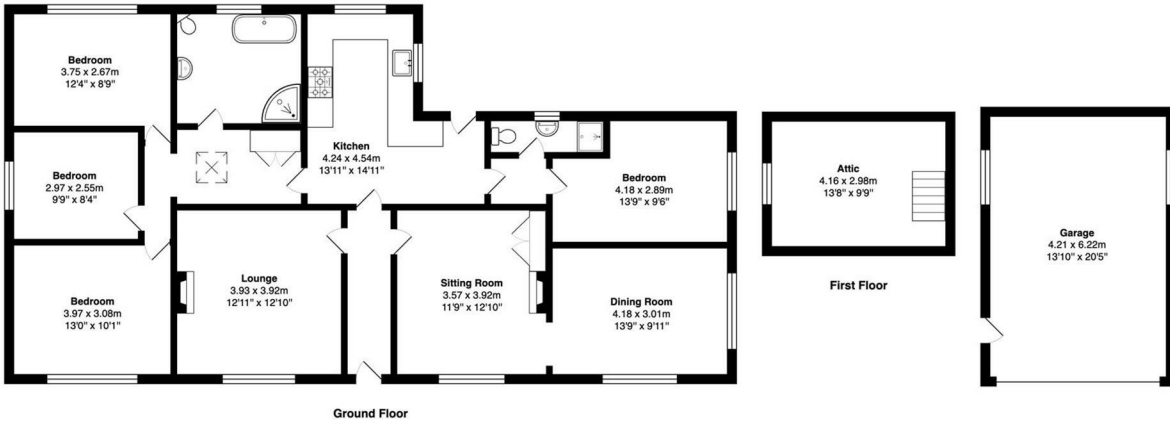
## Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

## EPC Rating:

F

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			57
(39-54) <b>E</b>		31	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Ground Floor

First Floor

Total Area: 166.7 m<sup>2</sup> ... 1795 ft<sup>2</sup>  
All measurements are approximate and for display purposes only