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"For Sales In The Dales"



Hazel House, Widdale, Hawes

- Detached House With Barn In Rural Location
- Cosy Living Room With Log Burning Stove
- Traditional Farmhouse Kitchen
- Three Double Bedrooms
- Modern Family Bathroom
- Ample Parking For Multiple Vehicles
- Front & Rear Gardens
- Panoramic Views
- Chain Free
- Ideal Family Home, Holiday Retreat, Active Retirement Or Investment Property

Postcode: **DL8 3LX**

Tenure: **Freehold**

Council Tax Band: **B**

Energy Efficiency Band: **F**

Local & Planning Authority:
North Yorkshire Council

Guide Price: £500,000 - £600,000



Hazel House is an exceptional detached and sympathetically renovated farmhouse, nestled at the foot of Widdale Fell in the heart of the Yorkshire Dales National Park—just three miles from the popular market town of Hawes.



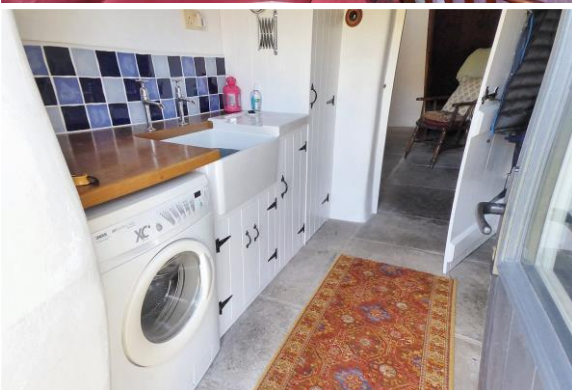
Hawes is a vibrant market town located in Upper Wensleydale, offering a wide variety of independent shops, restaurants, traditional tearooms, and welcoming pubs. The town boasts a strong and active community with amenities including a primary school, church, and a well-used market hall. A weekly outdoor market adds to its charm, making it a year-round attraction for both residents and visitors. The surrounding area is renowned for its outstanding natural beauty, offering excellent walking opportunities and breathtaking views.



Hazel House offers a thoughtfully designed and spacious layout, blending traditional character with modern comforts. On the ground floor, the property features an entrance/utility room, a large walk-in pantry with original stone shelving, a cosy living room with a wood-burning stove, and a classic farmhouse kitchen opening into a welcoming dining area—perfect for family living and entertaining.



A beautifully handcrafted staircase leads to the first floor, which comprises two generous double bedrooms and a stylish, contemporary family bathroom. A second staircase leads to an additional room with an en-suite W/C, ideal as a guest suite, home office, or snug.



Set within a substantial wraparound plot, Hazel House enjoys panoramic views of the surrounding countryside. The grounds include a gated gravel driveway providing ample parking for multiple vehicles, a raised patio area for outdoor dining and relaxation, and a well-maintained lawn. To the rear is a small open field area adjoining the stream.

Attached to the main house is a striking double-height barn, offering exciting potential for further development, subject to the necessary consents.

Whether you're seeking a spacious family residence, a peaceful holiday retreat, an idyllic base for active retirement, or a unique investment opportunity with scope for further enhancement, Hazel House is a truly rare and versatile offering in one of the most picturesque parts of the Dales.

GROUND FLOOR

Porch/Utility Stone flagged flooring. Board & beam ceiling. Base units. Plumbing for washing machine. Belfast sink. Solid wood worktops. Part tiled walls. Heated towel rail. UPVC half glazed front door.

Shower Room Tiled flooring. Board & beam ceiling. Shower with power shower. Cast iron radiator. Frosted window to the front.

Hallway Stone flagged flooring. Cast iron radiator. Window to the rear.

Pantry Tiled flooring. Original stone shelves. Window to the rear.

Living Room Stone flagged flooring. Board & beam ceiling. TV point. Inglenook fireplace housing large wood burning stove on stone hearth. Cast iron radiator. Two windows to the front with views.

Kitchen/Diner Tiled flooring. Good range of solid wood base units with complimentary solid wood work surfaces. Oil fired ESSE Rayburn. Ceramic sink & drainer. Steps up to dining area. Two cast iron radiators. Four windows over three aspects all with views. Wooden door to the side of the property.

FIRST FLOOR

Stairs/Landing 1 Bespoke wooden staircase with carpet runner. Window to side of the property. Frosted picture window into W/C.

Snug/Bedroom Three Solid wood flooring. Pitched board & beam ceiling. Airing cupboard. Two cast iron radiators. Two windows over two aspects with amazing views.

Ensuite W/C Solid wood flooring. Pitched board & beam ceiling. W/C. Wash basin. Cast iron radiator. Frosted picture window to stairwell. this could easily be extended to a full bathroom or shower room.

Stairs/Landing 2 Bespoke wooden staircase with carpet runner. Fitted carpet on the landing.

Bedroom One Large front double bedroom. Solid wood flooring. Board & beam ceiling. Stone alcove Cast iron radiator. Window with views to the front of the property.

Bathroom Modern family bathroom. Solid wood flooring. Board & beam pitched ceiling. W/C. Wash basin. Roll top bath. Cast iron radiator. Window to the side of the property.

Bedroom Two Front double bedroom. Solid wood flooring. Board & beam ceiling. Cast iron radiator. Window with views to the front of the property.





OUTSIDE

Attached Barn & Shippon Large shippen with recent new roof. Two storey attached barn.

Front South facing gated and walled garden. Gravel area for parking for up to three vehicles. Flower beds. The stone wall marks the boundaries. Low maintenance lawned area with raised patio area for seating.

Rear Gate to unfenced area to the rear. Boundaries to the middle of the stream to the washing line pole. Septic tank. Grassed area currently grazed by sheep. Gated low maintenance concrete area. Oil tank. Drainage tracks. Stone steps to the rear of the barn. Grassed area over hardstanding at the side of the barn with gated access.

AGENTS NOTES

Mains electric.

Private water supply with a water treatment plant.

Septic tank.

Broadband: Basic 4 Mbps. Owners used Hazel House as a second property so no attempt to upgrade. Starlink will give a much faster service if required.

Very low flood risk.

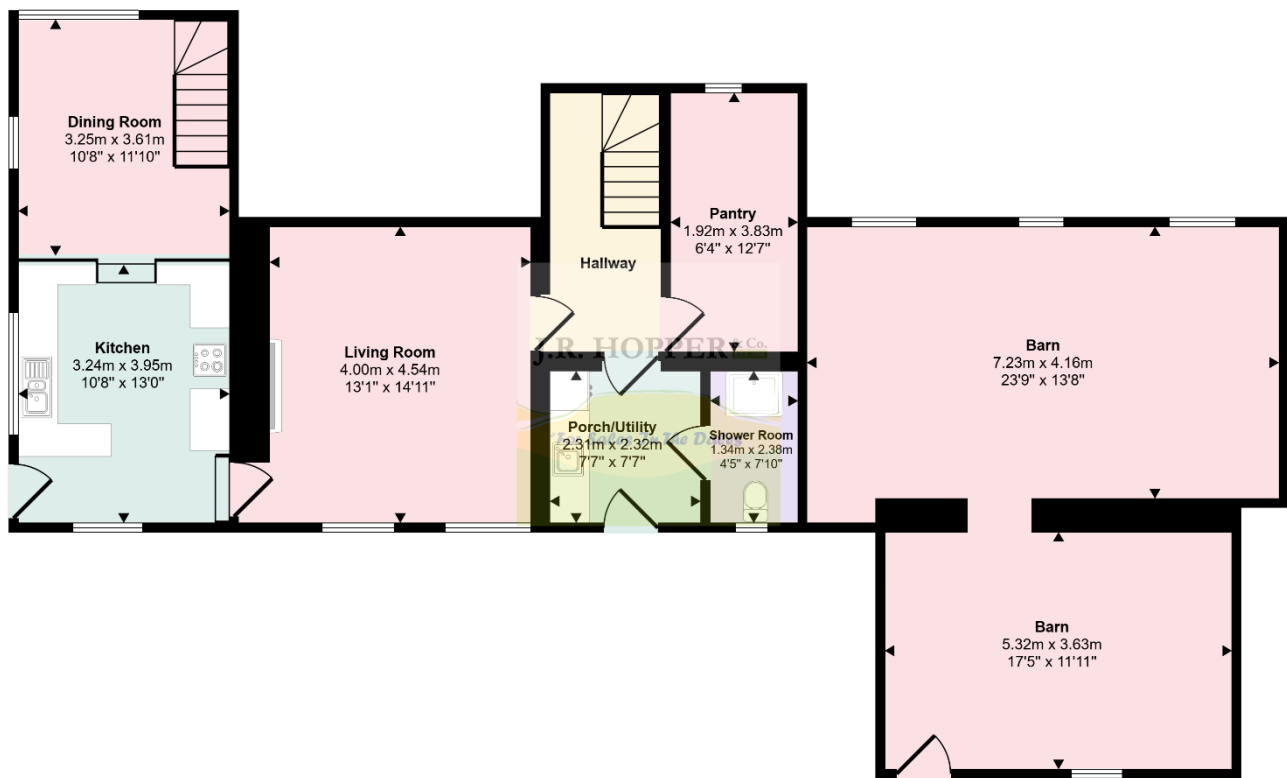
ACCESS Access via a private lane, over stream. Full vehicle right of way. Careful driving required. Please see viewing video!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	26	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.



Ground Floor
Approx 126 sq m / 1354 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor
Approx 76 sq m / 819 sq ft

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