



A characterful cottage with a story waiting to be told

Prepare to be amazed by this stunning property tucked away in the scarcely discovered hamlet of Hawkswick. Nestled in a peaceful pocket of the Yorkshire Dales with just 25 properties and one winding road in and out, this stunning home stands as a quiet tribute to history but with it gives a bold statement of contemporary design. Originally dating back to the 1600s and proudly marked by the first residents with an 1864 stamp above the door, its stonework has witnessed centuries of stories.





The latest chapter began in 2010 when the current owners embarked on a meticulous renovation and extension that has reshaped every wall, ceiling and corner of the property. Now a modern family dwelling within a pretty cottage façade – featuring four double bedrooms and generous reception spaces – expect to find a perfect blend of rich characterful heritage with considered luxury finishes all set against the backdrop of the River Skirfare with enviable rural views from many vantage points. The popular Dales hotspots of Grassington, Kettlewell and Skipton are within easy reach yet you'll be surrounded by your own tranquil gardens, utterly removed from the bustle of tourism you might typically expect in this part of the world.



The Cottage

Aspace made togather

The postcard-perfect claret front door opens into the beautiful dining room, which brings together period charm and everyday elegance with its exposed ceiling beams, luxury oak flooring and soft natural light spilling in through the sash window. At one end, a built-in gin bar makes a quietly bold statement as a nod to the home's sociable spirit while the immaculately dressed window seat offers a place to pause and enjoy the views. Whether hosting dinner with friends or sharing family Sunday lunches, this room balances occasion with comfort. Thoughtful lighting and tactile textures elevate the space, making it as inviting for relaxed evenings as it is for special moments around the table.





The Cottage

Thoughtfully restored

Connected by an internal door and with a mirrored footprint is the lounge. A second reception room that pairs the elegance of period features with the warmth of modern style. Richly toned walls finished with restored cornicing and soft lighting create a welcoming atmosphere, while the floor has been carefully insulated beneath plush carpet for added comfort. A focal classic stone fireplace houses the Chesney's cast iron wood burner which creates a wonderful ambience especially in the winter months. Throughout the home, the current owners have taken advantage of the deep cottage walls to add in-built storage such as the characterful bookcase units. Much of the statement furniture that will remain hails from the locally renowned Secret Drawer in Skipton – known for their exceptional craftsmanship.



Pop your head through to next door and you'll find the bright yet cosy study, which the vendors converted from the original outside store. The study has also doubled up as a playroom in the past where every inch was maximised through the window seat cupboards. Here up close you'll really appreciate the quality of the sash windows.





Formed within the heart of the 2012 extension, the contemporary kitchen is a bold contrast to the home's historical layers. It is a unique, light-filled space that's as practical as it is architecturally impressive. A full glass ceiling and rear wall open the room up to the terraced garden and the farreaching beauty of Hawkswick Fell beyond which is a regular walking route for the current owners, and a view that never grows tiresome. Inside, the sculptural island anchors the layout with fluid curves and layered Corian and granite worktops, while sleek, full-height dark units across the rear wall offer a calm, considered backdrop.

Architectural impact

Miele appliances are seamlessly integrated throughout including an induction hob and built-in ovens, plus you'll benefit from the Nest smart system to enhance comfort and control throughout the home. The stunning cylindrical log burner complements the island to add an element of warmth and a talking point within the casual seating area. It's a space designed not just for cooking, but for connection.





In addition to the ample kitchen space, further storage can be found in the form of a pantry which offers access to the internal garage. Across the hall, the underfloor heating continues into a separate utility room – once the former kitchen complete with a rear access door – now where the laundry appliances are housed. Tucked away in the corner is the modern downstairs W/C featuring clean lines, metro tiles and a heated towel rail.

The Cottage





Ashow-stopping suite

The master suite is a show stopping statement of history and calming indulgence where you'll wake up to the sound of the river meandering by. With its double-height vaulted ceiling and exposed tree-trunk beams, this space celebrates the character of the original dwelling in an elevated fashion. Bespoke shaker style, built-in wardrobes and the adjoining dressing room designed with a matching aesthetic featuring additional backlit shelving creates a refined and orderly feel. The en-suite – added in 2016 – boasts a hotel-level finish. Tiled throughout in luxury marble hues and contrasting mosaic featuring a micro cement basin, in-ceiling speakers and an opulent steam shower with seating for two, every detail makes this a place to unwind in total privacy and comfort.



Lavishing luxury

The family bathroom continues the marble themed opulence of the en-suite and is a masterclass in spastyle sophistication with a huge freestanding bath set within a curved recess as the focal point. Cleverly designed with private symmetrical cubicles for both the walk-in shower and W/C, the layout feels more akin to a luxury hotel suite than a typical home bathroom. Ambient lighting, twin heated towel rails and sleek integrated storage within the vanity unit, complete the sense of everyday indulgence.



Rival to the master

As you continue along the landing to bedroom two, you must take a second to admire the elevated view from the top of the stairs. Facing the rear of the property, the second bedroom is comparable in size to the master as well as being a fresh and minimalist space complete with a chic ensuite shower room finished with cool grey stone and hexagon floor tiles. Twin low level windows fill the room with natural light – along with the twin skylights set within the apex of the roof – enhancing the tall ceiling and illuminating the perfect spot for a dressing table.









Aperfect guest space

The final bathroom on the first floor is tucked away within bedroom three – a perfect guest suite situated above the garage. An ample double room in calm and neutral tones, complete with a bold grey marble ensuite featuring a large walk-in rainfall shower, modern wall-hung WC and white basin built in. Completing the first floor is bedroom four – a wonderful space that was part of the original cottage and has retained the rustic oak beams within the vaulted ceiling. Storage has been maximised with the addition of bespoke farmhouse style built-in wardrobes and bookshelves, leaving plenty of room for freestanding furniture.





Despite the vast amount of flexibility within the main home, further practical spaces can be found as you head out of the property from the rear. Via the utility room, you'll find the boiler room – housing the Biomass boiler – connected by a glass ceiling, offering plenty of shelter to leave muddy boots beneath. The garden room sits upon a raised patio and thanks to the wide sliding doors, is another spot to admire the panoramic views from whether you're relaxing or working. This versatile addition was originally designed as a home office offering privacy and peace away from the main social hub but could easily be used as guest accommodation thanks to the addition of an en-suite shower room.











Agorgeous garden beneath statement landscapes

The whole of the outdoors surrounding the property has been kept to an immaculate standard and is every inch the country garden, only elevated by the magnificent landscape. Ample seating areas feel cosy and secluded due to carefully positioned manicured hedges, and the lawns are divided to offer relaxation and practical spaces. For the green-fingered folk, you'll find ready-made raised beds and sheds to store your tools. As BBQ season comes around, you'll find hosting and dining al fresco a dream.





Area to explore

Located in the heart of the breathtaking Yorkshire Dales, Hawkswick is the kind of place that instantly soothes the soul. Tucked into the lush curves of Upper Wharfedale, this charming hamlet is an idyllic escape for those dreaming of countryside tranquillity paired with classic Dales character. With its sweeping valley views, dry stone walls and grazing sheep, Hawkswick offers the timeless appeal of rural life. This hidden gem isn't just scenic; it's storied too. Fans of British television will be delighted to know that the surrounding area has featured in the acclaimed Channel 5 series All Creatures Great and Small. With its rolling hills, traditional stone cottages and peaceful lanes, the landscape around Hawkswick perfectly captures the spirit of James Herriot's beloved tales. Just a short stroll away in the neighbouring village of Arncliffe, you'll find The Falcon Inn – a quintessential country pub with a fascinating past. It once doubled as the original Woolpack in the early days of ITV's Emmerdale, and today it still serves up fine ales in a setting untouched by time. For bigger days out, the vibrant market towns of Skipton and Grassington are both within easy reach. Skipton, affectionately known as the "Gateway to the Dales," offers independent shopping, a historic castle and a lively high street. Meanwhile, Grassington is brimming with charm and hosts regular festivals, including the renowned Dickensian Christmas Market. Independent shops line the streets, with everything from local produce and artisan goods to thoughtful gifts and handmade treats. Cosy cafés and welcoming pubs offer the perfect spot to unwind after a countryside walk. A perfect evening of dinner and drinks can be found at the awardwinning restaurant, Grassington House Hotel. Families considering a move to Hawkswick will also appreciate the excellent educational options in the wider catchment area. These include Skipton Girls' High School and Ermysted's Grammar School-both highly regarded selective schools—as well as Giggleswick School, a prestigious day and boarding school with a daily bus service for local pupils. Day-to-day essentials are close at hand too. The SPAR in nearby Threshfield is a well-stocked and highly recommended convenience store, complete with Weatherheads, a popular local butcher offering quality meats and produce. Whether you're seeking a weekend retreat, a full-time home, or just a change of pace, Hawkswick welcomes you with open arms – and all the magic of the Yorkshire Dales.





1ST FLOOR 965 sq.ft. (89.7 sq.m.) approx.



TOTAL FLOOR AREA : 2065 sq.ft. (191.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025



OUTBUILDING

209 sq.ft. (19.4 sq.m.) approx.



- Two Further En-Suite Bedrooms Plus Stylish Family Bathroom with Freestanding Bath

The Cottage





The Cottage, Hawkswick, Skipton, BD23 5QA

WHAT3WORDS: claims.pheasants.bouncing

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