



Fleece Cottage Beckstones, Gayle, Hawes, DL8 3SA
£234,950

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All CHARACTER & CHARM - A Lovely 2021 RENOVATED COTTAGE* with a stone walled GARTH overlooking Gayle Beck & the Waterfalls. Beamed SITTING ROOM with open fire, separate DINING ROOM (or BEDROOM 2/OFFICE) & ergonomic KITCHEN, 2 first floor ROOMS & BATH/SHOWER ROOM. Over the lane is the stone walled GARTH with lovely views. IDEAL HOME, HOLIDAY HOME or PIED-A-TERRER - For Sale with NO ONWARD CHAIN. *New Kitchen, Re-wired, New electric 'radiators', Re-plastered & Insulation.

Gayle is a small hamlet within walking distance of Hawes, which is described as a 'magical little market town' (England's highest at 850 feet above sea level), Hawes is an all-year-round visitor destination - the tourist hotspot of the Yorkshire Dales National Park, with Cumbria & the Lake District to the west. Home to the world-famous Wensleydale Cheese & set amidst some of the finest scenery to be had anywhere. There are beautiful walks in all directions. Leyburn 16 miles, Sedburgh 15 miles - M6 about 20 miles.

SITTING ROOM 4.69m x 3.73m (15'4" x 12'2")

A lovely cosy room with open fireplace, beamed ceiling with ceiling timbers & exposed stone features. Built-in store cupboard, staircase to first floor, recessed 'window seat' to front & door to:

DINING ROOM (Or BEDROOM 2/OFFICE) 4.18m x 2.42m (13'8" x 7'11")

Ceiling beam, down-lighting & recessed window to rear.

KITCHEN 1.83m x 1.28m (6'0" x 4'2")

Fitted with an attractive Allendale range of soft-close floor units with worktops & inset Steel sink; integrated electric oven/grill & ceramic hob, integrated fridge & plumbing for washing machine. Recessed window to front with pleasant views.

FIRST FLOOR LANDING

Front BEDROOM 3.29m x 2.60m (10'9" x 8'6")

Ceiling beam & nook. Recessed 'window seat' to front overlooking Gayle Beck & the Waterfalls. Door to:

Rear BEDROOM 3.64m x 2.01m (11'11" x 6'7")

Ceiling beam & nook. NB: these are 4.72m x 3.64m max overall.

BATH/SHOWER ROOM 1.88m x 1.37m (6'2" x 4'5")

Panelled bath with shower over, washbasin & WC. Recessed window to front with pleasant views.

OUTSIDE

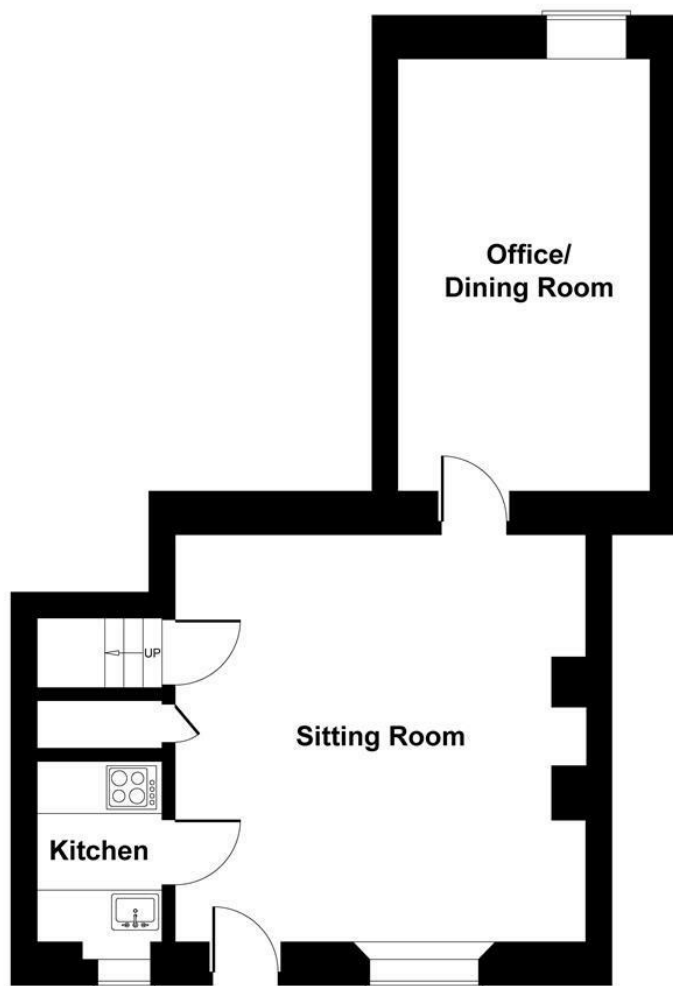
Stone walled & lawned GARTH overlooking Gayle Beck & the Waterfalls.

NOTES

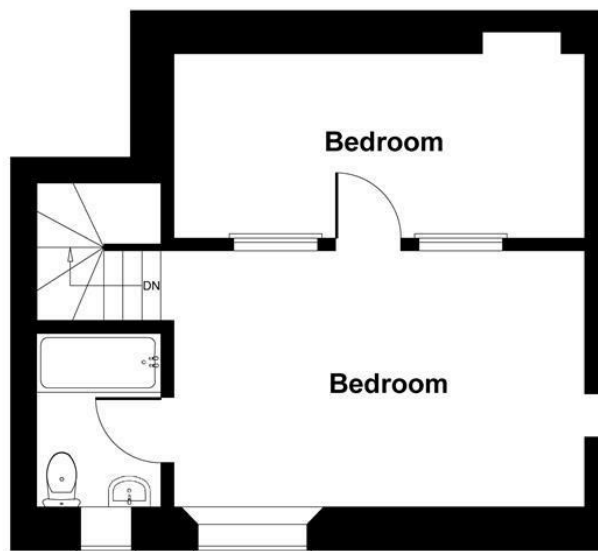
- (1) Freehold
- (2) Council Tax Band: B
- (3) EPC: TBA
- (4) Mains Water, Electricity & Drainage
- (5) Electric Heating 'Radiators'



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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



FIRST FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

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