



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



# Fleece Cottage Beckstones, Gayle, Hawes, DL8 3SA

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

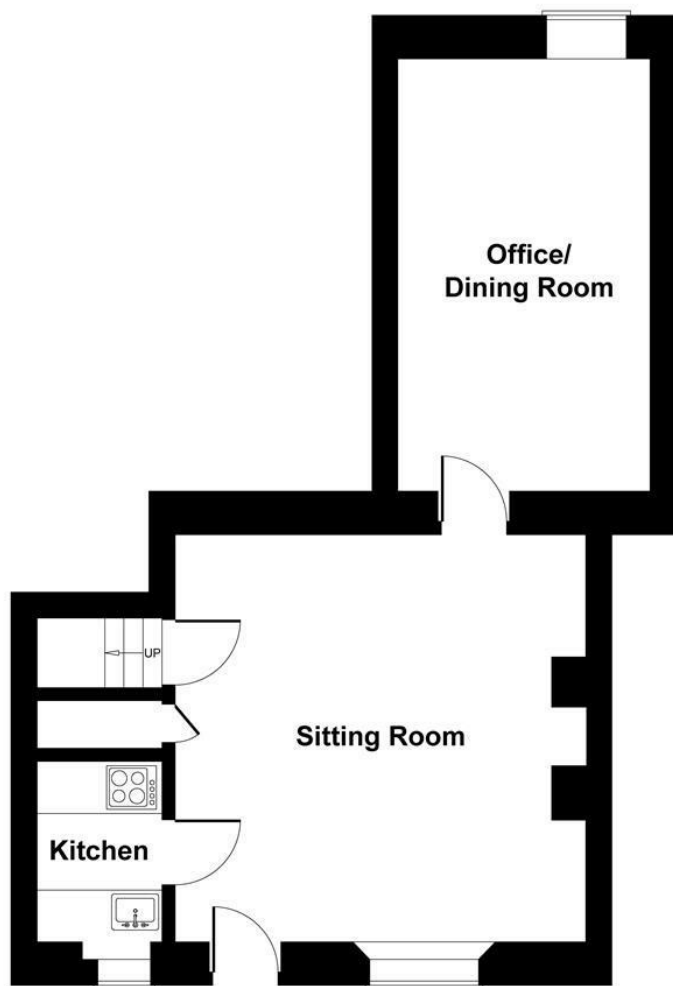
Stone walled & lawned GARTH overlooking Gayle Beck & the Waterfalls.

## NOTES

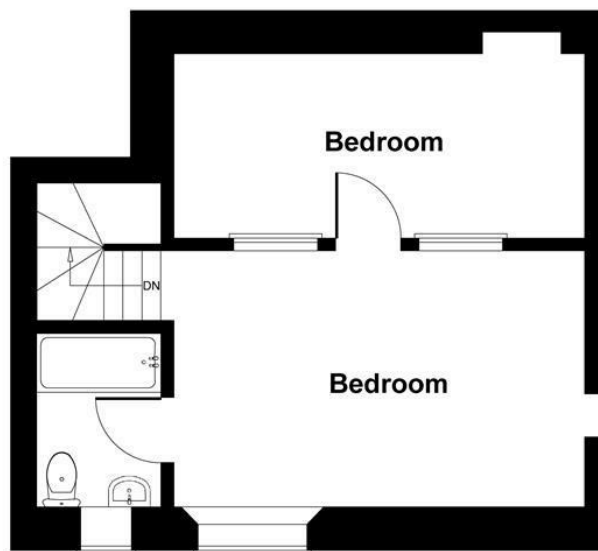
- (1) Freehold
- (2) Council Tax Band: B
- (3) EPC: TBA
- (4) Mains Water, Electricity & Drainage
- (5) Electric Heating 'Radiators'



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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.  
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FIRST FLOOR

## Energy Efficiency Rating

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

England & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

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

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