

HOBSTONES

£650,000

Gawthrop, Sedbergh, The Yorkshire Dales, LA10 5TA

Nestled in a tranquil and picturesque Dales hamlet setting, a charming stone and slate, Grade II Listed farmhouse with delightful gardens and lovely countryside and fell views.

Dating back to the late 17th/18th Century, the farmhouse and attached barn have been incorporated and later extended to create a welcoming and inviting home. There is a lovely blend of character features and stylish and contemporary accommodation with entrance hall, sitting room, living/dining kitchen, cloakroom, utility/laundry room, three bedrooms and a house bathroom. Attached potting shed and garden store, pretty south facing garden and rear courtyard with elevated seating terrace bordering open fields. Two divorced garden areas, one with private parking for two/three cars, lawn and a timber shed, the second with lawn, mature trees and shrubs and stunning views up the valley.

Situated in scenic Dentedale, the Cumbrian part of the Yorkshire Dales, the hamlet is close to Dent and Sedbergh.





Welcome to **HOBSTONES**

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Gawthrop is a small, picturesque hamlet situated within immensely scenic Dentdale, a narrow valley on the western slopes of the Pennines situated in the Cumbrian part of the Yorkshire Dales National Park. An extract from YDNPA website notes - *Dentdale is at the western end of the National Park. The dale's steep-sided valley contrasts beautiful flower-filled meadows and lush riverside pastures with the sparser grassy upland of the fells.*

Close to the Lake District National Park and the Lune Valley, the area is famous for stunning countryside and is the perfect spot if you enjoy an outdoor life; you can walk, run, cycle, even trot your way around these lovely lanes, alternatively, just sit back, relax and enjoy the views!

Nearby is the Conservation Area Village of **Dent**; with its cobbled streets, the village offers a range of local facilities - a general store with outreach post office, church, a selection of tea shops and two pubs.

The historic market and book town of **Sedbergh** is 5 miles distant. Also a Conservation Area, the town is situated at the foot of the Howgill Fells, on the north bank of the River Rawthey and is very active with dozens of groups and societies. There is a good range of local facilities with pubs, restaurants, shops, a medical practice, dentists' surgery, pharmacy, a local grocery selling a wide variety of fresh produce, large Spar, a weekly market, Tourist Information and two tennis courts.

The traditional market town **Kirkby Lonsdale** is 9.3 miles (via Barbondale it's a lovely drive with unquestionably beautiful scenery) and offers independent shops, popular restaurants and pubs, a post office, churches, a bank, opticians, Boots Chemist and a well-regarded Booths supermarket.

The market town of **Kendal**, known as the Gateway to the Lakes (16 miles) and the Georgian city of **Lancaster** (24.8 miles) provide a comprehensive range of educational, commercial and recreational facilities.

There are primary schools at Dent and Sedbergh with secondary schools at Sedbergh, Kirkby Lonsdale and Kendal. Sedbergh is also home to the well-regarded independent school with the preparatory school at Casterton.

Accessibility

Travel by car - access to J37 of the M6 is 9.7 miles distant with access to the A65 being 8.6 miles at Kirkby Lonsdale.

Travel by train - Dent Station (the highest station in England) is 5.2 miles distant. On the famous Settle to Carlisle line, the route, which crosses the remote scenic regions of the Yorkshire Dales and the North Pennines, runs between Settle Junction and Carlisle. Oxenholme Station (14.8 miles) is on the West Coast main line with direct trains to London Euston, Manchester, Manchester Airport, Birmingham, Glasgow and Edinburgh.

Travel by air you'll find Leeds Bradford airport (58 miles) most convenient, with Manchester Airport (92 miles) and Liverpool Airport (97.6 miles) distant.

To find the property - from Barbon hop over the tops on Barbondale Road and drop down into Gawthrop on Stone Rigg Outrake. At the 'T' junction turn right, onto Brackensgill Lane over the bridge, turn right again, after the Gawthrop sign and the wooden bench and Hobstones is the second property on the right.

What3words reference: ///ballpoint.stickler.upper







Pretty as a picture

Nestled in a cluster of period houses, Hobstones is a picturesque and charming stone and slate Grade II Listed Dales farmhouse in an idyllic hamlet setting.

Dating back to the late 17th/early 18th Century, Hobstones was originally a farmhouse with an attached barn, with the barn later incorporated with the house. The property was developed further with a single storey extension to the rear.

The accommodation is set over two floors with a gross internal area of c. 1782 sq ft (165.6 sq m).

Refurbished over recent years, the immensely stylish and contemporary accommodation sits beautifully alongside the period features (ceiling and cruck beams, timber upright, oak and stone lintels and tongue and bead boarded doors, some with Suffolk latches) to create an inviting and welcoming home.

Let us take you on a guided tour...

Come on in through the part glazed door and into a spacious **entrance hall** with **understairs cupboard**.

Enjoying garden views and glimpses towards the fells, the dual aspect **sitting room** has a stone fireplace with a Morso woodburning stove set on a flagged hearth.

The **living/dining kitchen** is a wonderfully sociable and generous space - the dining area has French windows opening out to the leafy rear courtyard and terrace. The kitchen is fitted with base and wall units and a Smeg electric stove with induction hob. It's a splendid light and bright room with two conservation skylight windows.

The entrance hall is open to the **inner hall** with built-in cupboard housing the boiler.

Backing up the kitchen is a practical **utility/laundry room** with base and wall units, a Belfast sink and space for undercounter washing machine, tumble drier and dishwasher. There is also a two piece **cloakroom** off.

The oak, full return staircase leads up to the attractive vaulted landing with built-in cupboards, one housing the hot water cylinder.

There are **three bedrooms** - two doubles overlooking the gardens, one with large undereaves storage and a large single, being open to the apex with field views, currently used as a study.

To complete the picture is a **three piece bathroom** with conservation skylight window.

Outdoor space

To the front of the property is a **delightful, south facing walled garden** with gravel paths and terrace, lawn and mature planted beds. There is a flagged area to the east, an attached **potting shed** and **garden store** and to the north, a lovely **walled courtyard** leading out of the living/dining kitchen with stone steps to an elevated seating terrace bordering open fields.

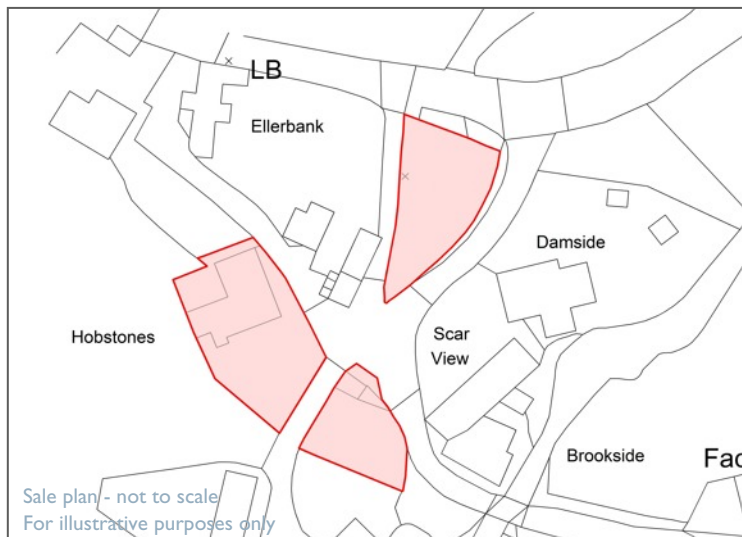
There are two divorced garden areas - one to the southeast of the property with **private gravel parking for two/three cars**, level lawn, timber shed, rockery and a bench with fell views.

The second is to the east of the farmhouse with lawn, mature shrubs and trees. There is a flagged seating terrace with a bench perfectly placed from which to sit, unwind and enjoy the stunning far reaching valley views.

Services and specifications

- Mains electricity
- Mains metered water
- Private drainage to a septic tank, installed 2023 within the property's boundaries
- Oil fired central heating
- Woodburner in the sitting room
- A combination of single and double glazing
- B4RN Broadband connected - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website b4rn.org.uk
- External water tap
- External power points
- External lighting





The finer details

Council Tax

Hobstones is currently banded F for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local Authority

Westmorland & Furness Council

W: www.westmorlandandfurness.gov.uk

Planning Authority

The Yorkshire Dales National Park Authority

W: www.yorkshiredales.org.uk

Please note

- Carpets, curtains, some blinds, light fittings, oven and extractor fan and timber shed are included in the sale
- Available separately - the Smeg fridge/freezer and dishwasher
- The property is Grade II Listed - List Entry Number 1383969
- There is an open land agreement on the garden area to the northeast - please ask the agent for further details
- Freehold, with vacant possession on completion

Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

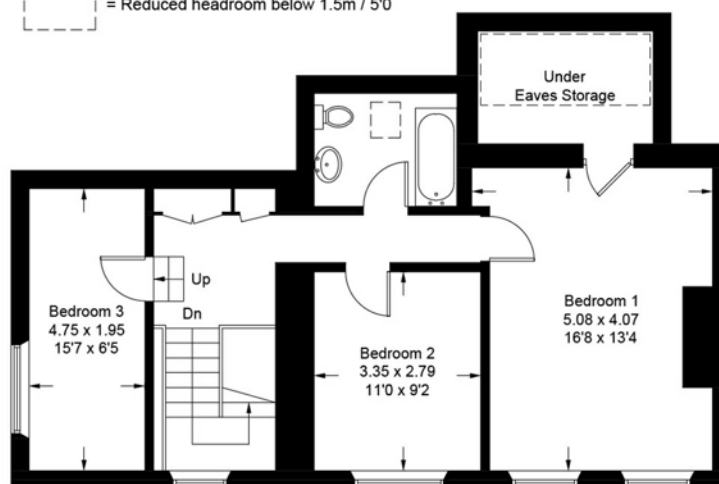
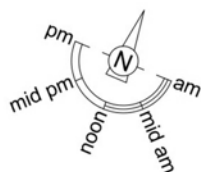
Hobstones, Gawthrop, LA10 5TA

Approximate Gross Internal Area = 165.6 sq m / 1782 sq ft

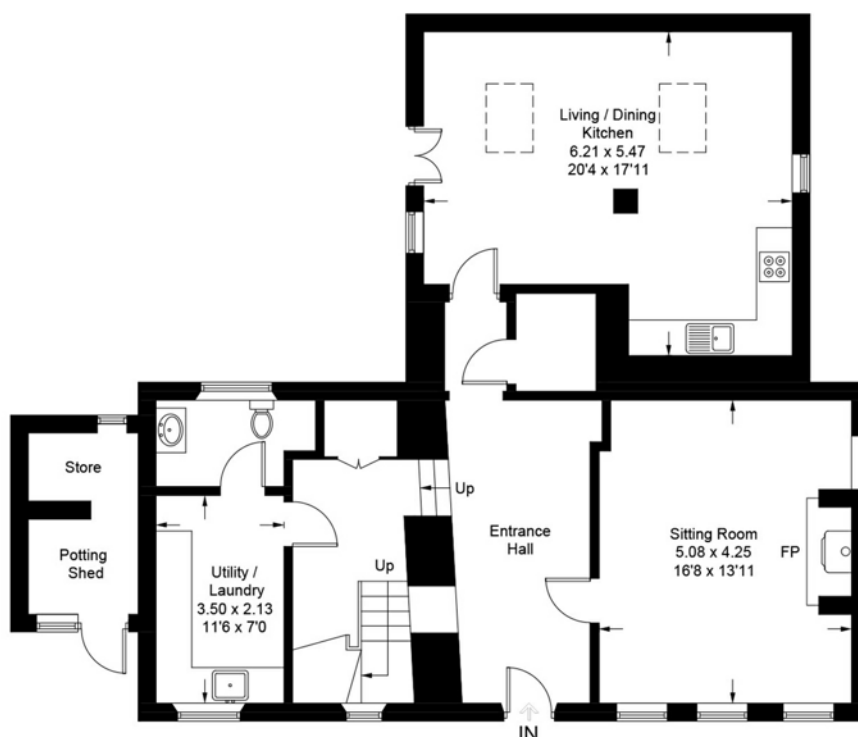
Potting Shed / Store = 5.8 sq m / 62 sq ft

Total = 171.4 sq m / 1844 sq ft

 = Reduced headroom below 1.5m / 5'0"



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1235293)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	44	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

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