



Calvert's Nook

The Gaits, Gayle, Hawes, North Yorkshire, DL8 3RU



Robin Jessop

A TRADITIONAL CHARACTER PROPERTY CURRENTLY RUN AS A SUCCESSFUL HOLIDAY LET IN A POPULAR VILLAGE LOCATION

- Stone Built Cottage
- Character Features Throughout
- Two Double Bedrooms
- Currently as Successful Holiday Let
- Popular Village Location Close to Hawes
- Guide Price: £225,000

SITUATION

Hawes 1 mile. Sedbergh 15 miles. Leyburn 16 miles. Ingleton 17 miles. Kendal 26 miles. Northallerton 35 miles.

Calvert's Nook is pleasantly situated in the village of Gayle, which is 1 mile outside of the market town of Hawes, in the heart of the Yorkshire Dales National Park. Hawes offers a range of shops, cafes, and four public houses as well as the famous Wensleydale Creamery.

The location is within commuting distance to a number of nearby market towns and there is also a railway station at Garsdale which has a regular service to Leeds and Carlisle.

DESCRIPTION

Calvert's Nook is an attractive stone built cottage located in the centre of Gayle. The property has been occupied as a holiday let for a number of years but would also be well suited to full time living.

The property is entered into via a welcoming inner porch which leads into the living room. The living room has an impressive inglenook fireplace with log burning stove, dual aspect windows make it light and airy with ample space for a small dining table. There is a well equipped kitchen with a stable door leading out to the patio garden. The kitchen features a good range of wall and base units complemented by appliances including a fridge, a freezer, a dishwasher, and an oven and hob. There is a small breakfast bar and a cupboard housing the water cylinder.

Also, on the ground floor is the house bathroom. This features a WC, basin and bath with electric shower over. There is also some useful shelving.



To the first floor there are two well-proportioned double bedrooms, each with a built in cupboard. The bedrooms enjoy a nice outlook across the village and open countryside to the rear.

Externally the property is complemented by a patio garden which is adjacent open fields and provides a relaxing area with space for a table and potted plants. There is no parking with the property, however there is ample safe street parking nearby.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

What3words

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

///rentals.jotting.whisk

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

BUSINESS RATES

Current Rateable Value: £2400 (April 2023 – present)

SERVICES

Mains electricity. Mains water. Mains drainage. Oil fired central heating. Broadband connection available.

LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780

LOCAL PLANNING AUTHORITY

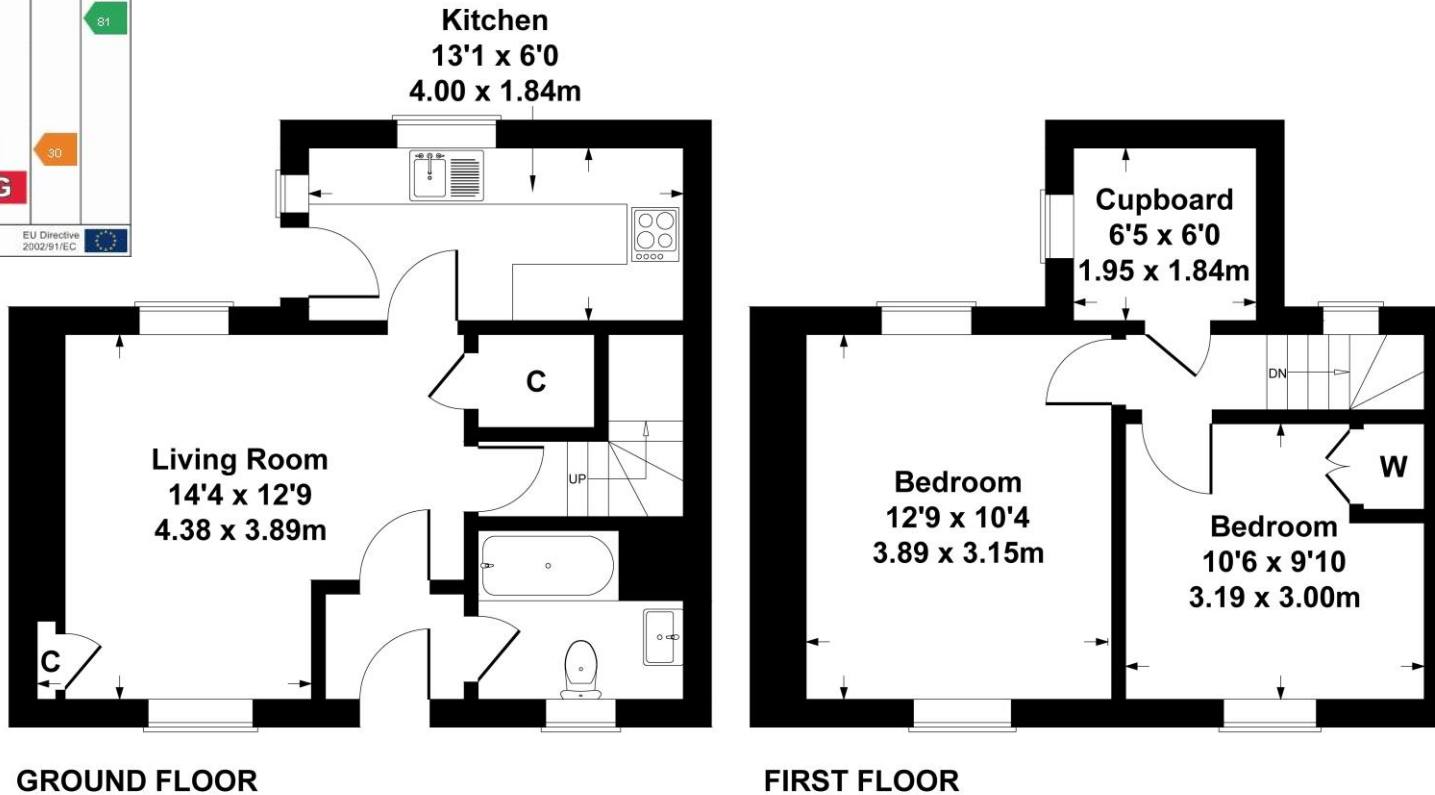
Yorkshire Dales National Park Authority, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL. Tel: 01969 652300



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Approximate gross internal area
63 sq m - 678 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		30	
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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. 2024

Robin Jessop Ltd
info@robinjessop.co.uk
 01969 622800
 01677 425950
www.robinjessop.co.uk

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