



# Beckstones Yard

Gayle, Hawes, North Yorkshire, DL8 3SA



RobinJessop



# A DECEPTIVELY SPACIOUS AND WELL-PRESENTED COTTAGE WHICH IS TUCKED AWAY IN THE CENTRE OF GAYLE

- Stone Character Cottage
- Deceptively Spacious
- Two/Three Bedrooms
- Well Presented Throughout
- Courtyard Garden
- Centrally Located in the Village of Gayle
- Ideal Full Time or Holiday Home
- Guide Price Range: £325,000 - £350,000

## SITUATION

Hawes 0.5 mile. Sedbergh 15 miles. Leyburn 16 miles. Ingletton 17 miles. Kendal 26 miles. Northallerton 35 miles.

Beckstones Yard is pleasantly situated in the village of Gayle, which is a 10 minute walk 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

Beckstones Yard is a deceptively spacious, stone character cottage which is tucked away in the village of Gayle. The property is in good order and has been used as a holiday let for a number of years but it would also work well for full time living. The property is mostly double glazed with the exception of three original windows made in Gayle Mill, and has oil fired central heating.

The property is entered into via a garden room which enjoys views to the hills in the distance. This provides access into the kitchen diner which is a good sized room with a range of fitted units, integrated appliances and ample space for a dining table.





Leading through is the living room which has a log burning stove set into the chimney breast. Completing the ground floor is a studio/games room which is accessed via the garden room. This has potential for a number of uses including ground floor bedroom, games room, sitting room or studio. There is also a boiler room and cloakroom.

To the first floor there are two double bedrooms, each of which benefit from ensuite bathrooms.

Externally the property is complemented by a low maintenance courtyard garden with ample space for a bistro set and potted plants.

Overall, Beckstones Yard would make an excellent full time or holiday home in the Yorkshire Dales.

### 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.

#### BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

#### 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.

**[///slips.annoys.brisk](https://www.slips.annoys.brisk)**





#### FIXTURES & FITTINGS

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

#### TENURE

Freehold with vacant possession.

#### BUSINESS RATES

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



# Beckstones Yard, Hawes, DL8 3SA

Approximate gross internal area  
House 113 sq m - 1216 sq ft



## 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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