



Scaur End

Hardraw, Hawes, North Yorkshire, DL8 3LZ



Robin Jessop

A SUBSTANTIAL DETACHED PROPERTY IN NEED OF COMPLETE REFURBISHMENT IN A STUNNING RURAL SETTING ADJACENT HARDRAW BECK

- Detached Country Property
- Substantial Accommodation
- Delightful Setting with Stunning Views
- Extensive Refurbishment Required
- Garage & Driveway Parking
- A Rare Opportunity
- Chain Free
- Guide Price: **Offers In Excess of £450,000**

SITUATION

Hawes 1.5 miles. Garsdale Train Station 6 miles. Sedbergh 15 miles. Leyburn 17 miles.

Hardraw is a traditional dales village a short drive from the popular market town of Hawes. Hardraw stands amongst stunning countryside and has a public house called The Green Dragon Inn and found behind the pub is Hardraw Force, the highest single drop waterfall in England.

Hawes is a popular and thriving market town within the Yorkshire Dales National Park. The town benefits from a good range of independent shops, cafes, pubs, a primary school and amenities including the famous Wensleydale Creamery.

DESCRIPTION

Scaur End is an attractive and substantial, detached property in need of complete refurbishment. The property stands superbly down a shared sweeping private driveway and enjoys stunning views of Wensleydale and the surrounding fells.

The accommodation is spacious and extends to 1916ft² comprising of a reception hall, kitchen, office with fitted



furniture, a living room, dining room, garden room, utility room with separate shower room and a rear lobby. The property has two staircases and on the first floor there are four double bedrooms which currently share use of the house bathroom. However, there is ample space for creating en-suite bathrooms by reconfiguration of the first floor.

Externally the property is complemented by gardens wrapping around the front and side which run down to the river. These have been well stocked but are now overgrown. However, they now give a super opportunity for the discerning purchaser to further landscape and design. There is ample driveway parking to the rear with a large garage which would make an excellent workshop.

Overall, the property offers an excellent opportunity to purchase a country property in need of complete refurbishment in an edge of village location with stunning views and large gardens.

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

///having.acre.punters

FIXTURES & FITTINGS

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

TFNURF

Freehold with vacant possession

COUNCIL TAX

Band F.

SERVICES

Mains electricity. Mains water. Drainage to a septic tank.

Oil fired central heating.

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

AGENT NOTES

The septic tank is not compliant under General Binding Regulations. The prospective purchase should therefore reflect the cost of a modern treatment plant in their offer.

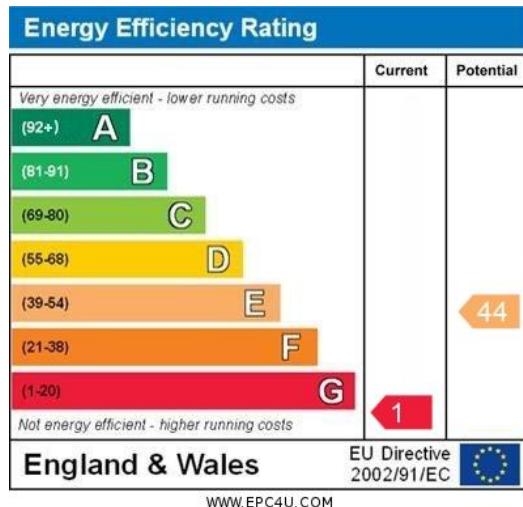
The shared driveway is not owned with the property but has the benefit of uninterrupted vehicular access.

H.M. LAND REGISTRY		TITLE NUMBER	
		NYK183367	
ORDNANCE SURVEY PLAN REFERENCE	SD8691	Scale 1/2500	
COUNTY NORTH YORKSHIRE	DISTRICT RICHMONDSHIRE	All rights reserved © Crown copyright	

Map showing land parcels and property details. Key entries include:

- Hardraw Hall: 6427, 235ha, 1.58
- St. Mary & St. John's Church (C of E): BM 240-24m
- The Green Dragon Inn
- West House
- Tank
- Sheepfold
- Close House
- Hardraw Hall: 6622, 403ha, 1.19
- Hardraw Hall: 6026, 61ha, 1.15
- 7430, 1.066ha, 2.63
- 7837, 1.162ha, 4.40
- 8134, 1.321ha, 3.26
- 8441, 0.61ha, 1.15
- Quarry (disused)
- 7341, 1.29ha, 3.22
- 6533, 665ha, 1.64
- 6937, 0.97ha, 2.24





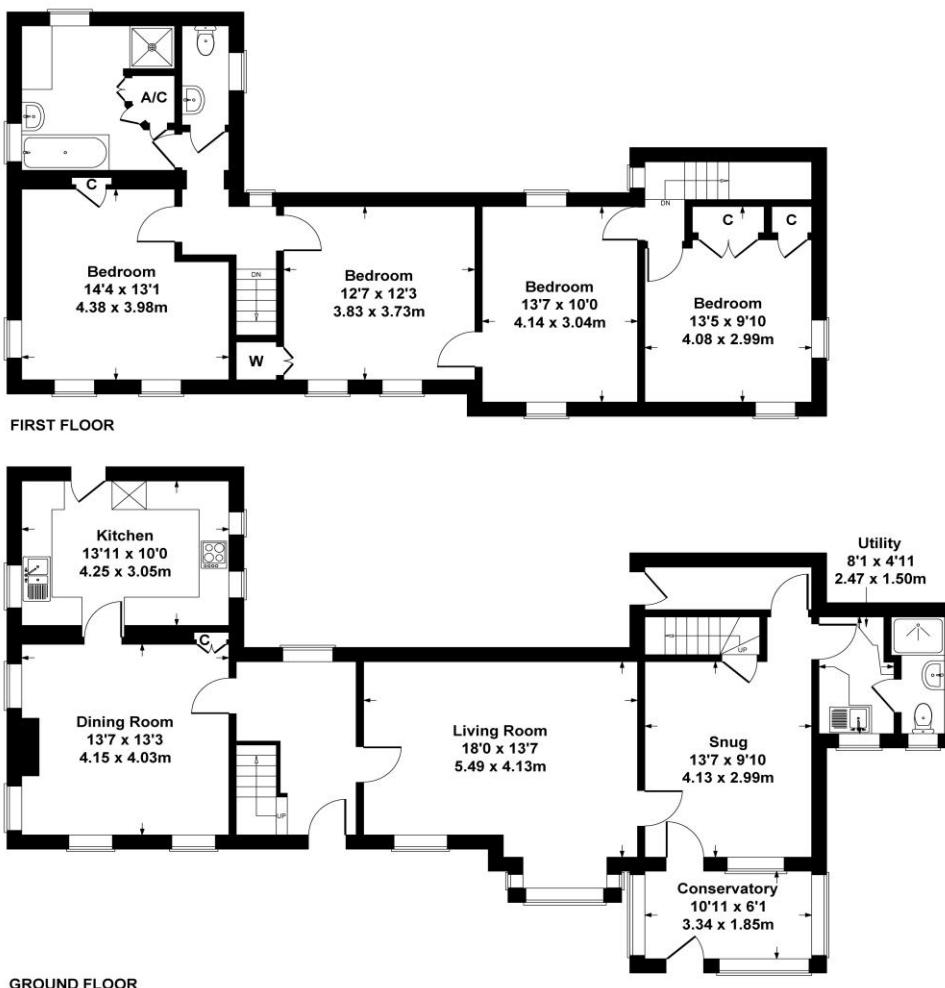
Scaur End, Hardraw

Approximate gross internal area

House - 178 sq m - 1916 sq ft

Garage - 16 sq m - 172 sq ft

Total - 194 sq m - 2088 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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