



I Kitt Hill Bottom

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



Robin Jessop

A STONE BUILT CHARACTER COTTAGE IN THE POPULAR DALES VILLAGE OF GAYLE

- Stone Built Character Cottage
- Deceptively Spacious
- Ideal Bolt Hole, Starter Home or Second Home
- Two Double Bedrooms
- Low Maintenance Outdoor Area
- Popular Village Location
- Chain Free
- Guide Price: £175,000

SITUATION

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

1 Kitt Hill Bottom 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 amenities, 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

1 Kitt Hill Bottom is a deceptively spacious, stone-built character cottage located in the centre of Gayle. The property is in good order, is fully double glazed and benefits from modern electric heating.

The property is entered into via a useful inner hall which has a tiled floor and from where the stairs lead up to the first floor. The hall leads into the kitchen which is well equipped with a range of fitted units, an electric oven, microwave and an undercounter fridge. A spacious living room completes the ground floor which has an open fire set within a cast iron and tiled surround with wooden fireplace. The room has a dual aspect and space for a dining table.

To the first floor there are two double bedrooms. One benefits from having fitted wardrobes. There is also a house bathroom which is fully tiled with a WC, basin, and bath with electric shower over.

Externally the property has the benefit of a shared courtyard at the



front with space for a bistro set and potted plants. There is also space for park 1 small car in the courtyard. This is very low maintenance making the property an ideal bolt hole or starter home.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

AGENTS NOTE

The property is subject to a restrictive covenant that states 'The property must not be used other than as a private residential dwelling'

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.

[///fires.acids.campers](https://what3words.com/fires.acids.campers)

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band B.

SERVICES

Mains electricity. Mains water. Mains drainage. Broadband connection available.

LOCAL AUTHORITY

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

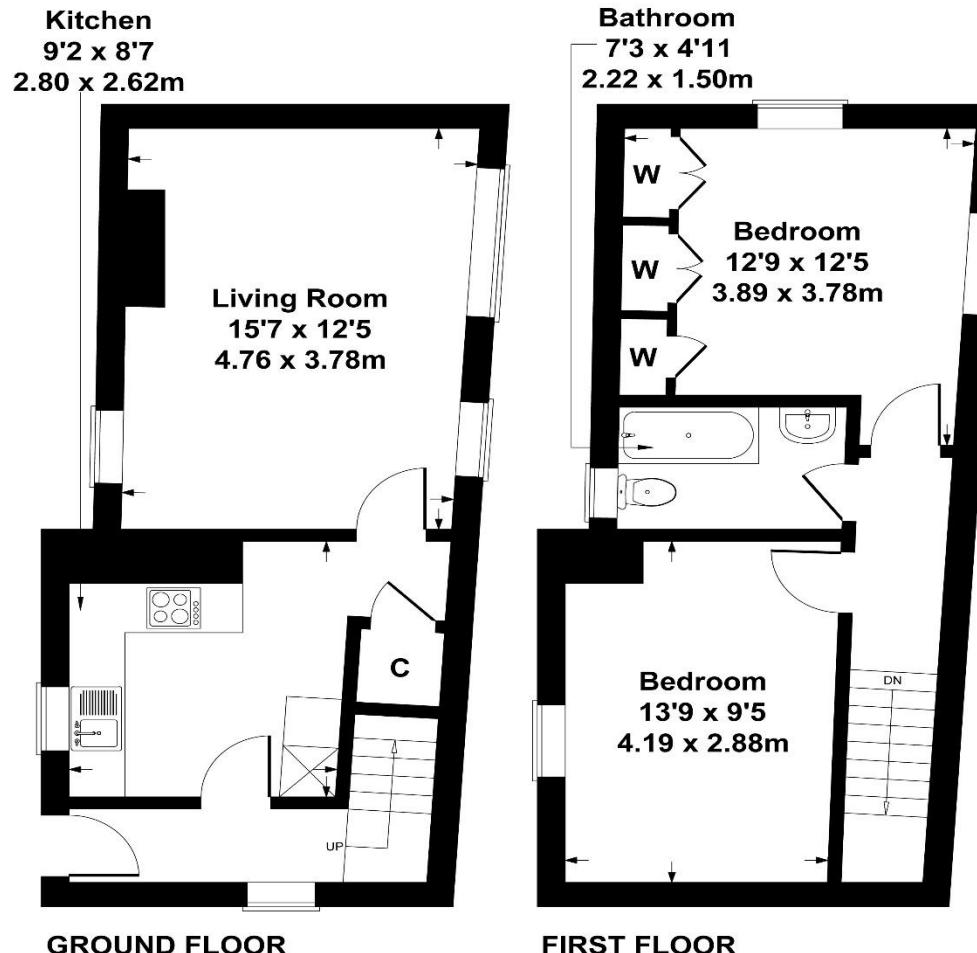
LOCAL PLANNING AUTHORITY

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



1 Kitt Hill Bottom, Gayle

Approximate gross internal area
70 sq m - 753 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.

Produced by Potterplans Ltd. 2025

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

Important Notice: Robin Jessop Ltd, their clients and any Joint Agents give notice that: They are not authorized to make or give any representations or warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is planning potential, Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		59
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
WWW.EPC4U.COM			

