



# PARK HOUSE

West End, Gayle, Hawes



# PARK HOUSE

WEST END, GAYLE, HAWES, DL8 3RT

PARK HOUSE IS A HANDSOME, DOUBLE-FRONTED, DETACHED, GRADE II LISTED CHARACTER PROPERTY WITH FOUR BEDROOMS AND THREE RECEPTION ROOMS. LOCATED IN THE SOUGHT-AFTER VILLAGE OF GAYLE, THE PROPERTY IS POSITIONED ON A SUBSTANTIAL PLOT OF APPROXIMATELY A QUARTER OF AN ACRE WITH GLORIOUS GARDENS, A DRIVEWAY AND A GARAGE.

## Accommodation

Entrance Hall • Living Room • Sitting Room • Dining Room  
Utility Room • Ground Floor Cloakroom/W.C. • Boiler Room  
Cellar • Four Bedrooms • Large Family Bathroom

## Externally

Driveway • Garage • Large, Stone Walled and Fenced Gardens • Patio Terrace



**GSC GRAYS**

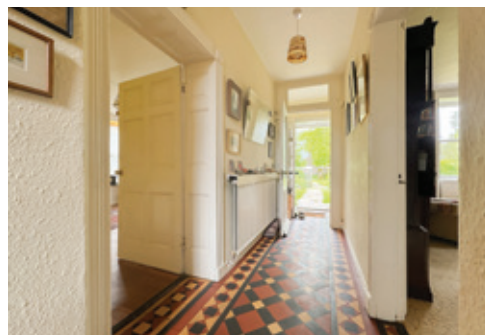
PROPERTY • ESTATES • LAND

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## Accommodation

The welcoming entrance vestibule is accessed via a Tuscan portico and immediately sets the tone for this character home, featuring original Victorian tiled flooring and a glazed timber door opening into the principal hallway, where the handsome tiled floor continues. Beyond, an impressive central staircase rises gracefully beneath an arched window, drawing natural light into the hall.

The beautifully proportioned living room enjoys a dual aspect and retains a wealth of original detail, including sash windows with shutters, elegant coving and a striking central fireplace with marble surround, mantel and an inset of handmade 18th century Dutch tiles. A further sitting room offers an equally inviting retreat, also dual aspect, centred around a wood-burning stove set within a marble hearth and attractive surround. An original window seat with useful storage beneath, picture rail, coving and a shuttered window framing views across the Dale combine to create a room of considerable charm and character.

The dining room is both practical and atmospheric, with a door opening onto the rear patio, a rear-facing window, a full-height storage cupboard and a refurbished two-oven electric Aga, lending warmth and character to the space.

The kitchen is well appointed with a comprehensive range of fitted units, complemented by Lake District slate worktops, a Neff oven, Neff hob, dishwasher and a ceramic twin sink with drainer and a hot water and filtered water tap. A sash window overlooks the rear, while a door beneath the stairs provides access to the cellar, where stone shelving and additional storage space enhance the home's practicality.

A particularly spacious utility room provides excellent ancillary space, complete with a Belfast sink, original stone-shelved larder, ample room for a fridge freezer and plumbing for a washing machine. A door leads outside, while a sash window enjoys views over the front garden. Adjoining this space is the boiler room and wood store, which benefits from an external access door for convenient wood delivery.



The ground floor cloakroom is fitted with a w.c, hand wash basin and electric heater.

The family bathroom is generously appointed, featuring a dual-ended bath, bidet, low-level w.c, hand wash basin, step-in shower cubicle, storage cupboard and two Victorian-style radiators.

One of the generous double bedrooms enjoys a sash window overlooking the front garden and the Dale beyond, and has access to the loft. A small doorway links this room to the adjacent bedroom, which is also independently accessed from the landing and benefits from a sash window to the front.

The principal bedroom suite enjoys a delightful dual aspect to the front and side of the property, creating a wonderfully light and airy atmosphere. A full range of handcrafted built-in wardrobes and storage, finished with slate handles, adds both character and practicality.

A further dual aspect bedroom, currently arranged as a library, offers a peaceful and versatile space in which to relax and take in the surrounding views.

#### Externally

To the front, the property is approached through beautiful gardens enclosed by railings with gated access, creating an immediate sense of arrival. A path leads through to a further garden area and continues onwards to double gates with pillars, beyond which lies the garage. The single garage is complemented by parking to the front.

To the rear, areas of lawn are interspersed with mature shrubs, trees and hedging, all framed by attractive stone-walled boundaries and affording a pleasing degree of privacy. To the side of the house, a secluded patio provides a particularly tranquil setting in which to enjoy the afternoon sunshine.





### Owner's Insight

The house is 200 years old and is very welcoming. I love the views across the Dale and the beautiful features including wood panels, shutters, fireplace tiles and the old glass in the windows.

### Tenure

The property is freehold and will be offered with vacant possession on completion.

### Viewings

Strictly by appointment with GSC Grays - T: 01748 829 217.

### what3words

////jammy.lunch.unloaded

### Local Authority

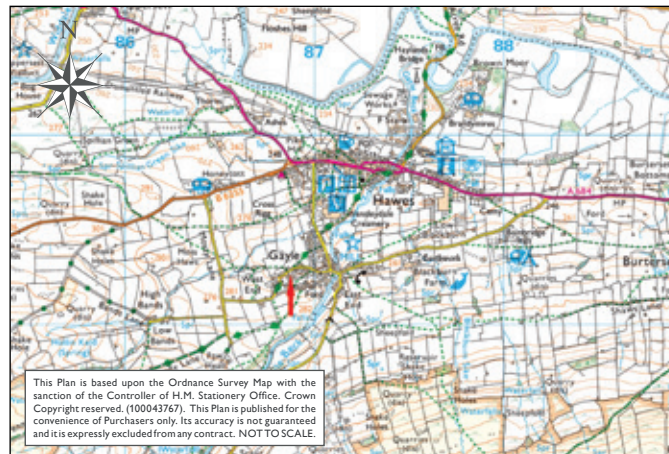
North Yorkshire Council. Council tax band G.

### Services

Mains electricity, water and drainage. Oil-fired heating.

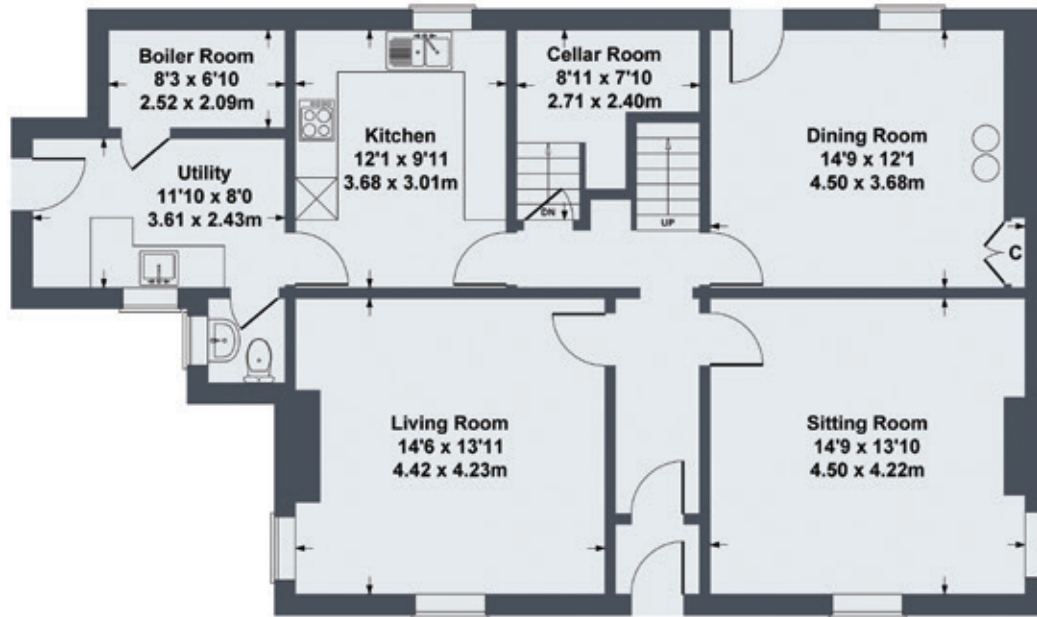
### Wayleaves & Covenants

Park House is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.

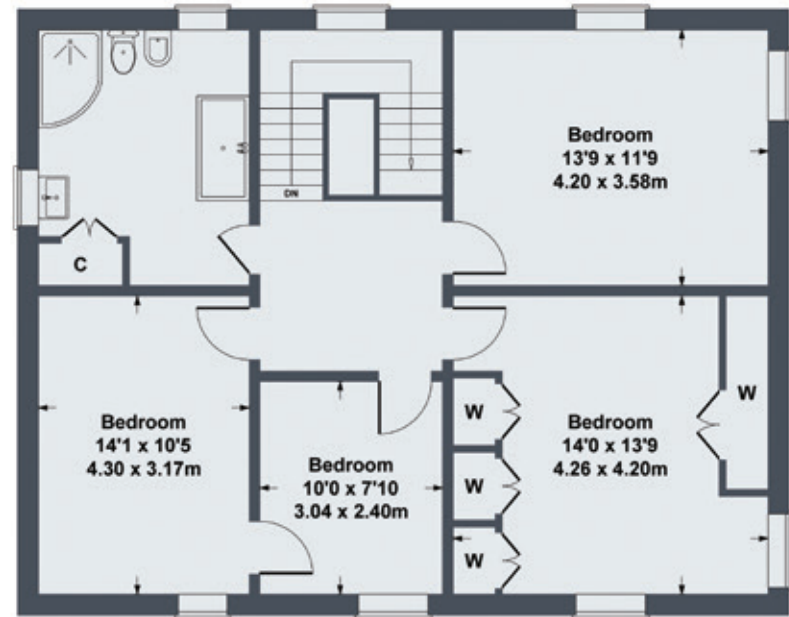


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Approximate Gross Internal Area  
1959 sq ft - 182 sq m



GROUND FLOOR



FIRST FLOOR

## 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. 2026

### Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	46	71

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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: June 2026

Photographs taken: May 2026