Hillary Hall

Burtersett, Hawes, North Yorkshire, DL8 3PA

RobinJessop

A UNIQUE GRADE II LISTED FORMER FARMHOUSE SITUATED IN A PEACEFUL VILLAGE LOCATION CLOSE TO HAWES

- Grade II Listed Farmhouse
- Land Available by Separate Negotiation
- Characterful Features Retained Throughout
- Three Double Bedrooms
- Character Features
- Rural Village Location with Stunning Views
- Front & Rear Gardens
- Off Road Parking
- Guide Price: £750,000

SITUATION

Hawes 1 mile. Leyburn 15 miles. Sedbergh 16 miles. Ingleton 17 miles. Kendal 27 miles. Northallerton 34 miles.

Burtersett is a quiet rural village just a short drive from the popular market town of Hawes within 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 very accessible on the edge of the A684 making it ideal for commuting to the larger centres of Kendal, Northallerton or Harrogate. There is also a railway line at Garsdale with regular trains to Leeds and Carlisle.

DESCRIPTON

Hillary Hall is a unique Grade II Listed former farmhouse which stands well in the centre of Burtersett. The accommodation is spacious and extends to 2971ft^2 across two floors and retains many character features including an inglenook fireplace, mullioned windows, cruck trusses and exposed beams. It is believed that the property was formerly the home of Sir William Hillary (1697 – 1763), The ancestor of Sir Edmund Hillary who was famously the first man to scale Mount Everest.

The property is entered into the large open kitchen diner which features a stone flagged floor and ceiling beams. There are a good range of fitted oak units and ample space for a dining table with appliances including a Rangemaster cooker with electric hob and extractor hood, a dishwasher and space for an undercounter fridge. Usefully, just off the kitchen is a utility/boot room which is plumbed for a washing machine and has a separate cloakroom with WC and basin. A rear hallway provides access to the first floor via a staircase and is a large area with space for a home office or library.

The large living room features an impressive inglenook fireplace with a multi fuel stove set within. There are feature beams and windows looking out to the front with views of the garden and beyond. Completing the ground floor is a study which has been used as a fourth bedroom in the past. This would also work well as a playroom or formal dining room if required.

To the first floor there are three spacious double bedrooms, each of which enjoys a lovely outlook. The main bedroom benefits from an ensuite with WC, basin, bath, airing cupboard and shower cubicle with the second bedroom benefitting from walk in wardrobes. The house bathroom completes the first floor with a WC, basin and bath.

From the landing there is a narrow staircase which leads up into the attic. This offers two large rooms which are great for storage or possible conversion (subject to PP) and they have recently been re-plastered.

Externally the property is complemented by front gardens which are fully enclosed and established with lawns, mixed flower beds with trees, shrubs and a patio area. To the rear there is a range of useful storage sheds, one of which houses the oil tank. There is also ample off-road parking and an area of rear lawn which could be landscaped further.

There is also further land available by separate negotiation.

Overall, Hillary Hall would make an excellent full time family home or large second home in the Yorkshire Dales National Park.

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. Please not that the property is currently not registered with the Land Registry and the plan is for identification purposes only.

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.
///crumble.deflation.unscrew

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

TENURE
Freehold with vacant possession.

COUNCIL TAX
Band F.

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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Land App

Produced on Land App, Jul 10, 2026.
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50 m
Scale 1:1500 (at A4)
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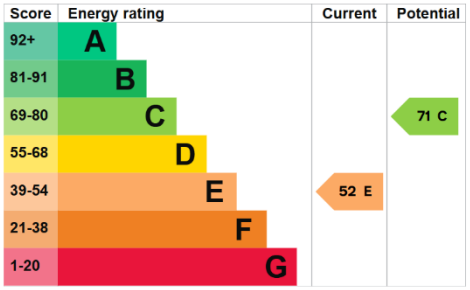
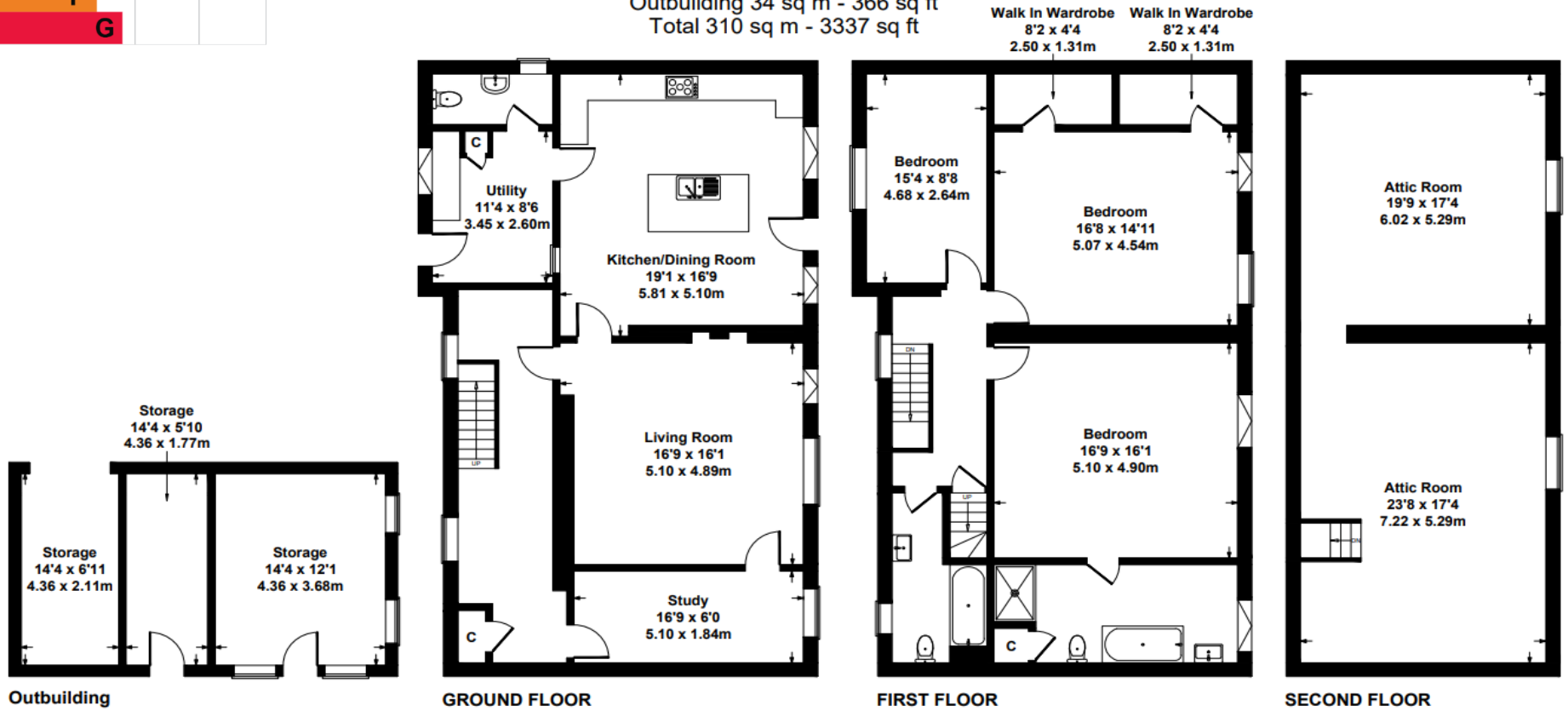


Hilary Hall, Buttersett, Hawes, DL8 3PA

Approximate gross internal area
House 276 sq m - 2971 sq ft
Outbuilding 34 sq m - 366 sq ft
Total 310 sq m - 3337 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

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