J.R. HOPPER & Co. Est. 1886



GARSDALE • LA10 5PW

Brookside

Guide Price £400,000 - £450,000

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AT A GLANCE

- Detached Bungalow With Separate First Floor Annexe
- Extensive Gardens Totalling 0.63 Acres (approx)
- 3 Double Bedrooms
- House & En Suite Bathrooms
- Large Dining Kitchen & Sitting Room
- Detached Garage, Workshop & First-Floor Annexe
- Ample Gated Off-Road Parking
- Peaceful Yet Accessible Yorkshire Dales Location
- Ideal Family Home, Holiday Retreat Or Investment Property
- Stunning Panoramic Countryside Views

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THE PROPERTY

Detached Bungalow With Separate First Floor Annexe

Brookside is a detached bungalow set within extensive, beautifully maintained grounds at Garsdale Head, an idyllic rural setting with stunning panoramic countryside views.

The picturesque Garsdale Valley, which links North Yorkshire with Cumbria and the Lake District, is just a short drive from the popular market town of Hawes, offering an excellent range of amenities including shops, cafés, pubs, a doctor's surgery and a primary school. Similar amenities, together with a secondary school and the renowned public school, are available in Sedbergh, approximately 9.5 miles away. Garsdale Head railway station is just a short walk from the property, situated on the famous Settle–Carlisle line and providing convenient connections to the national rail network. The M6 motorway is also within a 30-minute drive, making the property readily accessible despite its peaceful rural location. The surrounding area offers exceptional walking and outdoor pursuits, with routes including the Pennine Bridleway and Wild Boar Fell, while the abundance of local wildlife and birdlife further enhances the appeal of this beautiful setting.

The spacious accommodation includes an impressive 23ft dining kitchen and a spacious and welcoming living room. There are three generous double bedrooms, one of which has a contemporary en-suite shower room in addition to a stylish modern house bathroom. Every room enjoys delightful views over the gardens, the surrounding countryside, or both.

Brookside is presented in excellent decorative order throughout and benefits from LPG-fired central heating and mainly triple glazing. The current owner has undertaken an extensive programme of high-quality improvements, including the installation of a new roof, replacement windows and recently re built the detached garage, workshop and first-floor annexe. The gardens have also been landscaped to create an attractive and well-established outdoor space.

The stone built detached garage offers additional potential for further accommodation. The ground floor is currently used as a garage/ workshop with a versatile first-floor annexe. This currently is a work space but could easily offer open plan accommodation with a kitchenette and wet room already installed.

To the front of the property is an attractive lawned garden with mature trees, shrubs and well-stocked borders, together with a gated gravel driveway providing ample parking for several vehicles. To the rear, the generous south-facing garden is predominantly laid to lawn and beautifully maintained, with established planting, mature trees and colourful borders. A charming stream runs along the bottom of the garden, while the uninterrupted panoramic views across the surrounding countryside create a truly peaceful and picturesque setting.

Brookside is a superbly presented home offering an exceptional balance of space, privacy and accessibility. Whether as a permanent family residence, a holiday retreat or an investment opportunity, it occupies a truly enviable position within one of the Yorkshire Dales' most scenic locations.

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GALLERY

Every room, inside and out


















Produced 2 November 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

GALLERY












REQUEST THE VIDEO VIEWING

Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through Brookside properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE
VIDEO VIEWING

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THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 ACCOMMODATION

Entrance Hall

Spacious entrance hall. Tiled flooring. Radiator. Telephone point. Airing cupboard. Loft hatch.

Living Room

Large, bright sitting room. Fitted carpet. 2 Radiators. Wall lights. TV point. Fireplace housing a gas fire. Windows to the front and the side over looking the gardens.

Sun Room

Stone flagged floor. Windows on all aspects. Scope to replace with a large conservatory if desired.

Bathroom

Modern house bathroom. Tiled effect laminate flooring. Radiator. Fully tiled walls. WC. Wash basin. Bath and large shower cubicle. Frosted window to the rear.

Bedroom one

Large, en suite master bedroom. Fitted carpet. Radiator. Built in wardrobe. Window to the rear with views of countryside and garden.

En Suite

Modern, en suite shower room. Tile effect laminate flooring. Radiator. WC. Wash basin.

Bedroom Two

Large double bedroom. Engineered oak flooring. Radiator. Built in wardrobe. Window to the front with views.

Bedroom Three

Large double bedroom. Fitted carpet. Radiator. Built in wardrobe. Window to the front overlooking the gardens.

02 OUTSIDE

Drive & Parking

Gated drive. Blocked paved parking area for several vehicles in front of garage.

Gardens

Large wraparound garden. The gardens are primarily lawn with well established shrubs and trees. There is a gravelled area with a greenhouse and garden store. A flagged patio is well placed to enjoy the views over the open countryside.

Garage/ Workshop

Newly rebuilt and extended two storey building. Concrete flooring with underfloor heating. EV Charging point. Timber doors. Power and light.

03 FIRST FLOOR ANNEXE

Accommodation

Accessed via a wrought iron staircase. Large open plan space, perfect workroom, office or studio. Kitchenette and en suite wet room. Eaves storage. 2 Velux windows.

04 MATERIAL INFORMATION

Construction

Timber frame.

Services

Mains electricity. Private water supply from Garsdale Head, with a water treatment plant at the property. Private drainage via a septic tank.

Heating

LPG central heating to the main residence. Modern electric heating to the workshop and annexe.

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04 MATERIAL INFORMATION

Glazing

A mixture of double and triple glazing throughout.

Broadband

Ultrafast broadband provided through B4RN, with speeds of up to 1,000 Mbps.

Flood Risk

Very low.

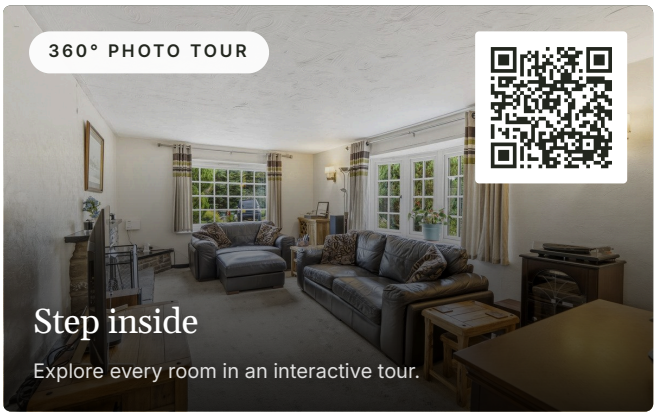
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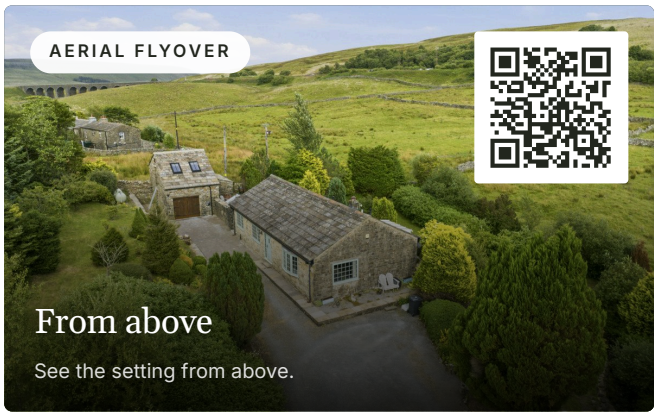
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There's more on the website

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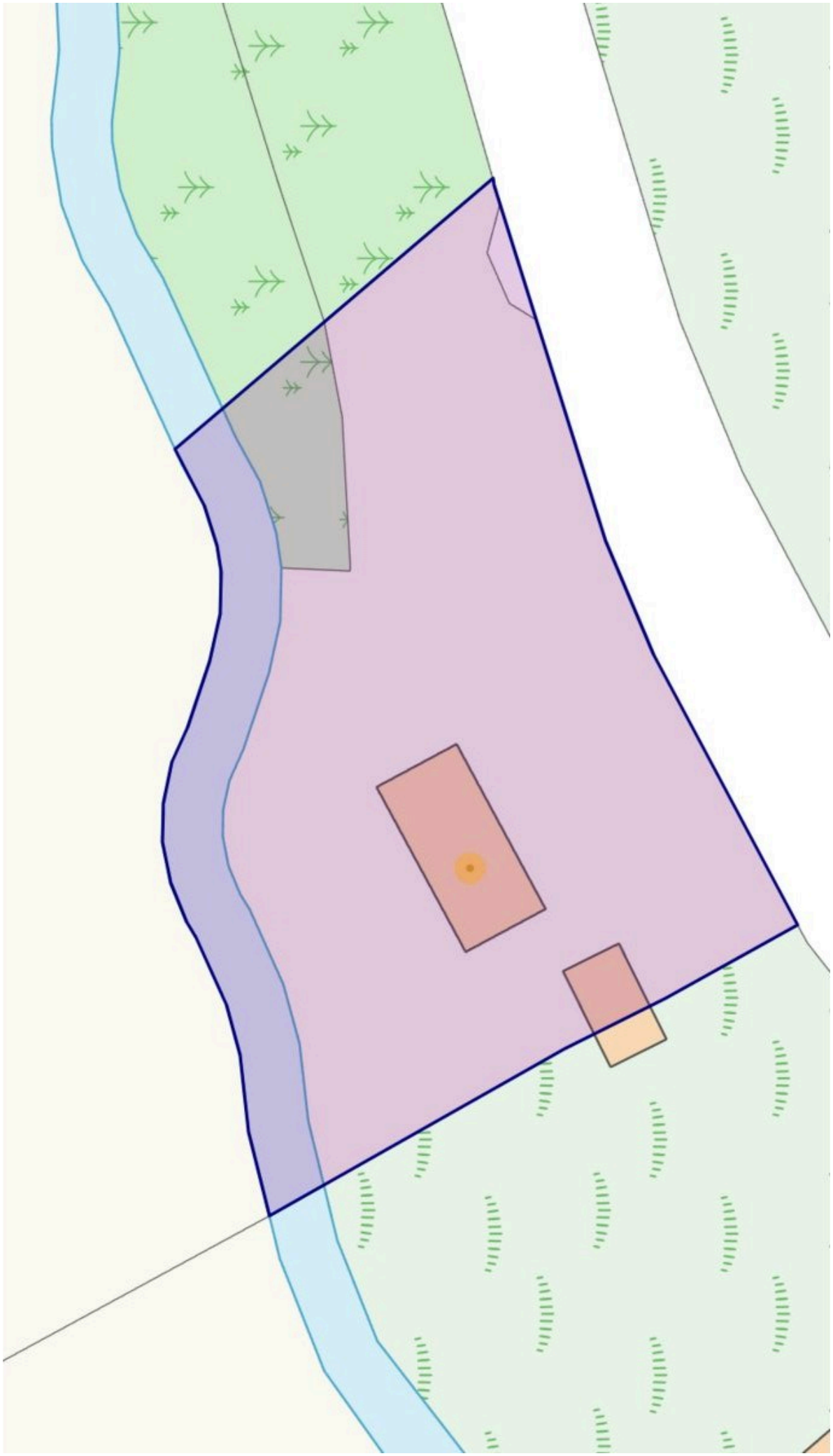


DOCUMENTS & LINKS

EPC - 6th August 2026

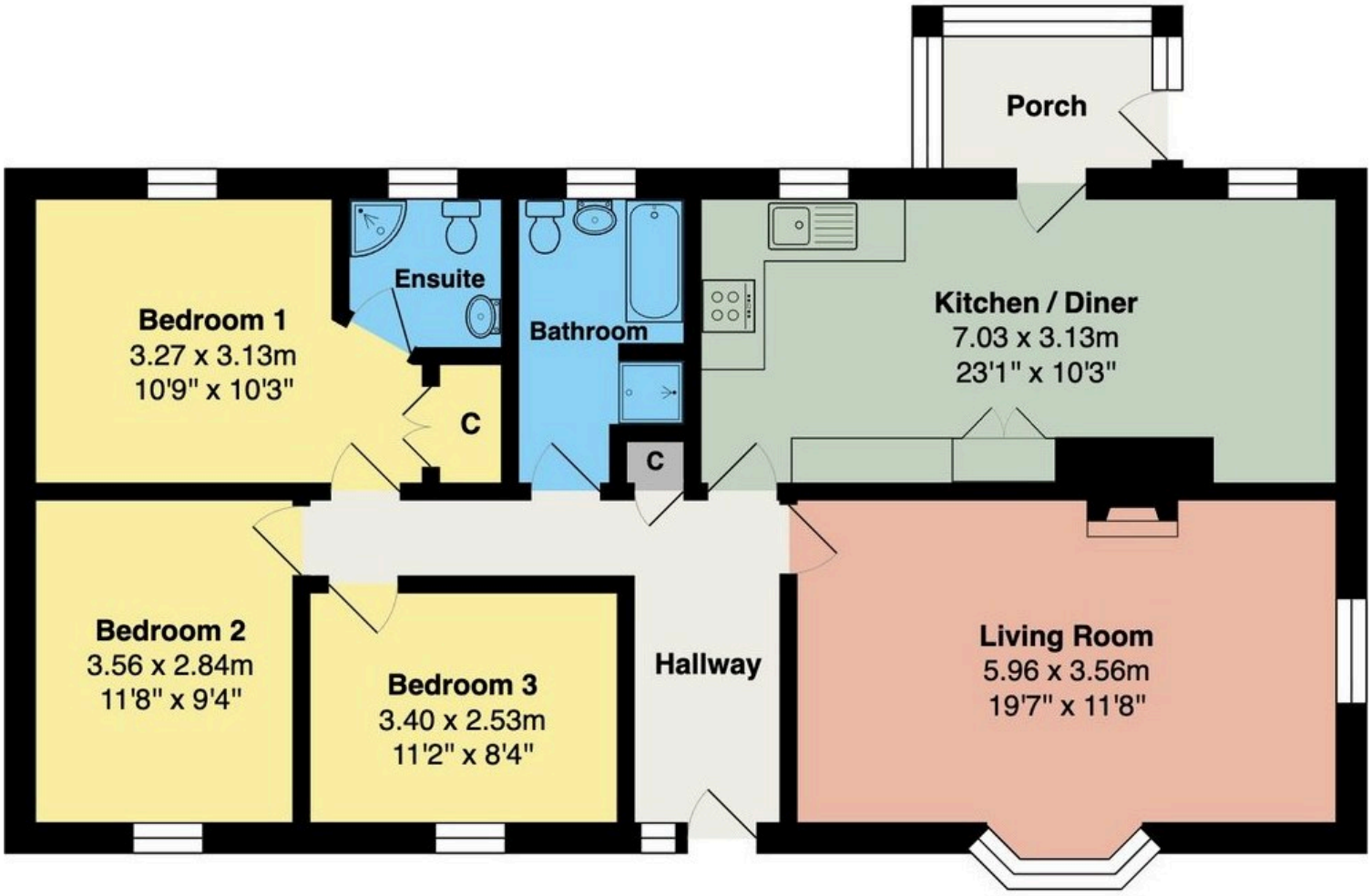
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Brookside, Garsdale, Sedbergh LA10 5PW



Total Area: 103.8 m² ... 1118 ft²

Floor plan produced for J.R. Hopper & Co by Abide Studios.
All measurements, floor areas, openings and orientations are approximate and provided for illustrative purposes only.
The plan is not to scale and has been prepared solely for marketing purposes.
Interested parties should make their own enquiries and rely on their own inspection as to its accuracy.

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