J.R. HOPPER & Co. Est. 1886



GUNNERSIDE • DL11 6JP

Whin Hall

Guide Price £500,000 - £550,000

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AT A GLANCE

- Off Grid Character Property In Rural Swaledale Setting
- Spectacular Hillside Setting Above Gunnerside
- Elevated Position With Panoramic Views
- Modernised To Exceptional High Standard With State Of The Art Solar Technology
- Country Style Kitchen, Dining Room & Impressive Full Height Sitting Room
- Detached Three Bedroom Cottage
- House & En Suite Bathrooms
- 3 Outbuildings
- South Facing Landscaped Gardens
- Walks From The Doorstep, Including Pennine Way

LEYBURN 01969 622936 | HAWES 01969 667744 | SETTLE 01729 825311 | KIRKBY STEPHEN 01768 258002

Central Chambers, Market Place, Leyburn, DL8 5BD · enquiries@jrhopper.com · www.jrhopper.com

THE PROPERTY

Off Grid Character Property In Rural Swaledale Setting

Whin Hall is a distinctive rural, off-grid property occupying a hillside position above Gunnerside, in the heart of Swaledale within the Yorkshire Dales National Park.

Set amidst open countryside just outside Gunnerside, Whin Hall enjoys a spectacular setting surrounded by the dramatic moorland landscape for which Upper Swaledale is renowned. Gunnerside is a thriving Dales community, offering a range of local amenities including the community-owned King's Head pub, church, primary school, tearoom and village hall. The surrounding countryside offers exceptional walking opportunities directly from the doorstep, with access to routes including the Pennine Way and the renowned Coast to Coast Walk, while the beautiful River Swale is also within easy walking distance.

Believed to date back to the 18th century, Whin Hall is rich in original charm and character, complemented by a range of modern improvements and utilities. The accommodation combines period features with contemporary comforts and begins with a spacious boot room and utility area. The modern fitted kitchen is finished in a charming duck egg blue and features solid wood worktops. The dining room provides a wonderful focal point with its feature stone fireplace housing a multi-fuel stove, while steps lead to the impressive first-floor living room. This exceptional space enjoys a full-height ceiling with exposed roof timbers and large picture windows framing far-reaching views down the valley.

To the first floor are three well-proportioned double bedrooms and a family bathroom, with the principal bedroom benefiting from its own en-suite shower room.

The property has been thoughtfully modernised by the current owners, with works including extensive repointing, the installation of photovoltaic solar panels, a new generator and battery storage, new oil-fired boiler and external landscaping. The result is a home that retains the charm and character expected of a historic Dales property while providing the practical comforts required for modern living. The majority of the contents may also be available by separate negotiation.

Outside, the south-facing garden has been thoughtfully landscaped to create attractive patio seating areas, providing an ideal setting for outdoor dining and entertaining while enjoying the ever-changing and spectacular surrounding landscape.

Whin Hall offers a rare opportunity to acquire a characterful rural property in one of Yorkshire's most sought-after locations. Whether enjoyed as a permanent family home, peaceful country retreat or holiday escape, this exceptional property is perfectly positioned to make the most of the outstanding beauty and outdoor lifestyle that Swaledale has to offer.

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GALLERY

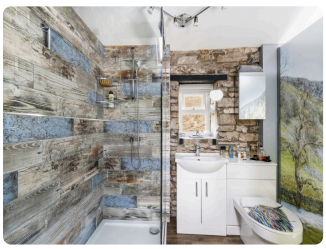
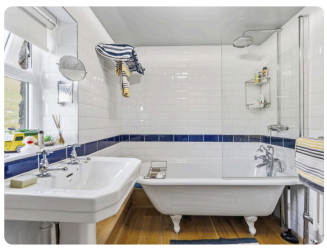
Every room, inside and out



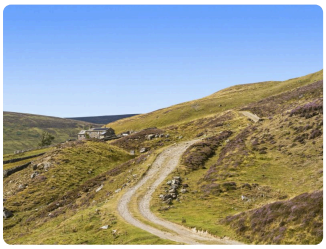






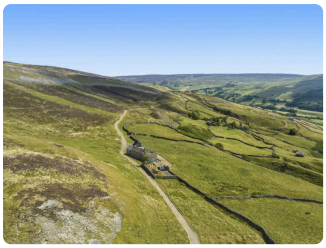



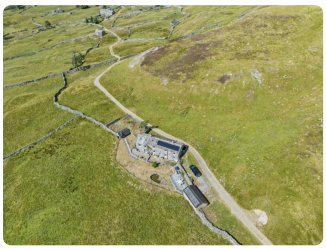





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GALLERY






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 Whin Hall 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 GROUND FLOOR

Entrance

Stone flag flooring. Stone staircase. UPVC front door.

Kitchen

Solid oak flooring. Exposed ceiling beams. Excellent range of well fitted wall and base units in pale blue with solid wood work surfaces. Integrated electric oven, gas hob microwave and fridge. Ceramic butler style sink. Windows to the front and rear with lovely views.

Utility/ Boot Room

Tiled flooring. Exposed stone wall. oil fired boiler. Plumbing for washing machine. Front door.

Dining Room

Lovely, character room. Karndean flooring. Exposed ceiling beam. Cast iron radiator. Large fireplace housing a multi fuel stove. Understairs cupboard housing water filtration system. Window to the front with amazing views over Swaledale.

Sitting Room

Steps up to an impressive, full height sitting room with exposed roof timbers. Solid oak flooring. Exposed stone wall. Open fire. TV point. 2 Radiators. 2 Roof lights. 4 Windows on three aspects with stunning, long distance views.

02 FIRST FLOOR

Landing

Fitted carpet. 2 Windows to the rear with views.

Bedroom One

Large double bedroom. Fitted carpet. Exposed roof timbers. Radiator. Roof light. Four windows on three aspects with stunning views across Swaledale.

En Suite

Karndean flooring. Walk in shower enclosure. Sink unit. WC. Exposed stone wall. Window to the rear.

Bedroom Two

Front, double bedroom. Fitted carpet. Ceiling down lights/ Radiator. Window to the front with views down the valley.

Bathroom

Family bathroom. Oak flooring. Fully tiled walls. Freestanding bath with shower over. Wash basin. WC. Radiator. Window to the rear.

Bedroom Three

Front, double bedroom. Fitted carpet. Ceiling down lights. Radiator. 2 Windows to the side and the front.

03 OUTSIDE

Gardens

South facing gardens to the front of the property. The gardens have been landscaped to create well placed patio areas with amazing views of the valley. there are raised beds and borders. The garden extends around the West side of the property, this space could be further landscaped if desired.

Store

Stone built store with a cobbled and stone floor. Beneath the sitting room so could be incorporated in to main house if desired (subject to permissions) Power and water. UPVC door.

Outbuilding

Detached outbuilding housing the controls of the solar panels and battery storage.

Generator Store

Large, detached outbuilding. Diesel generator. Power points and light.

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THE ACCOMMODATION

03 OUTSIDE

Parking

There is a parking area which is currently leased from Reeth Estate at a charge of £200 per year.

Solar Panels

Newly installed solar panels. 8 panels on the main house, 6 panels on the generator store 2 Panels on Battery Store.

Access

Whin Hall is reached from Gunnerside via a gated, council-maintained tarmac road. At the end of the tarmac, the route continues as a rough gravel track serving only Whin Hall and one neighbouring property. The gravel track is maintained by Gunnerside Estate and can be accessed via 4×4 or high clearance car.

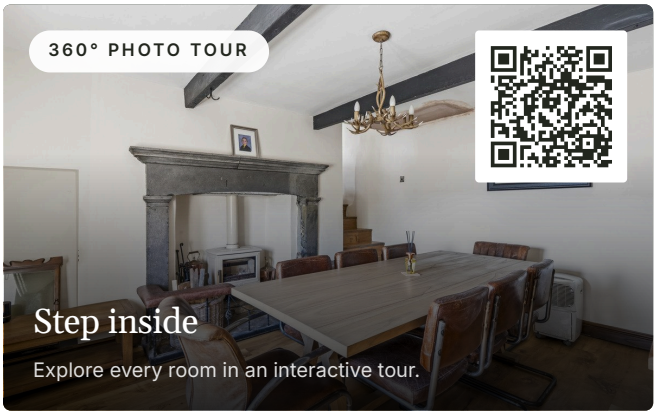
AGENTS NOTES

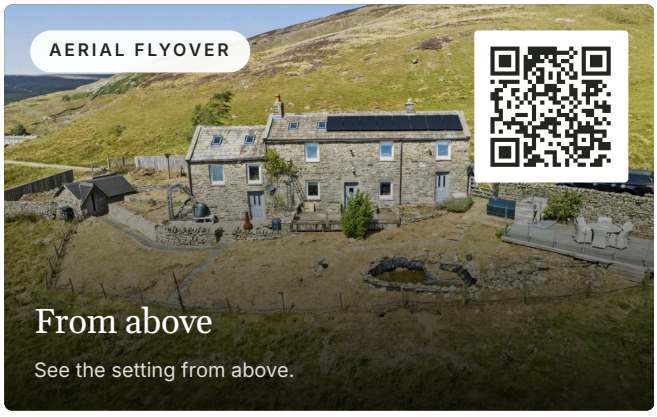
Off grid property. Private spring water supply. Private drainage, septic tank located in side garden. Replacement quote has been obtained and is due to be installed Nov. 26, subject to negotiations. Flood Risk: Very low Broadband: Basic 28 Mbps

ONLINE ONLY

There's more on the website

Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.



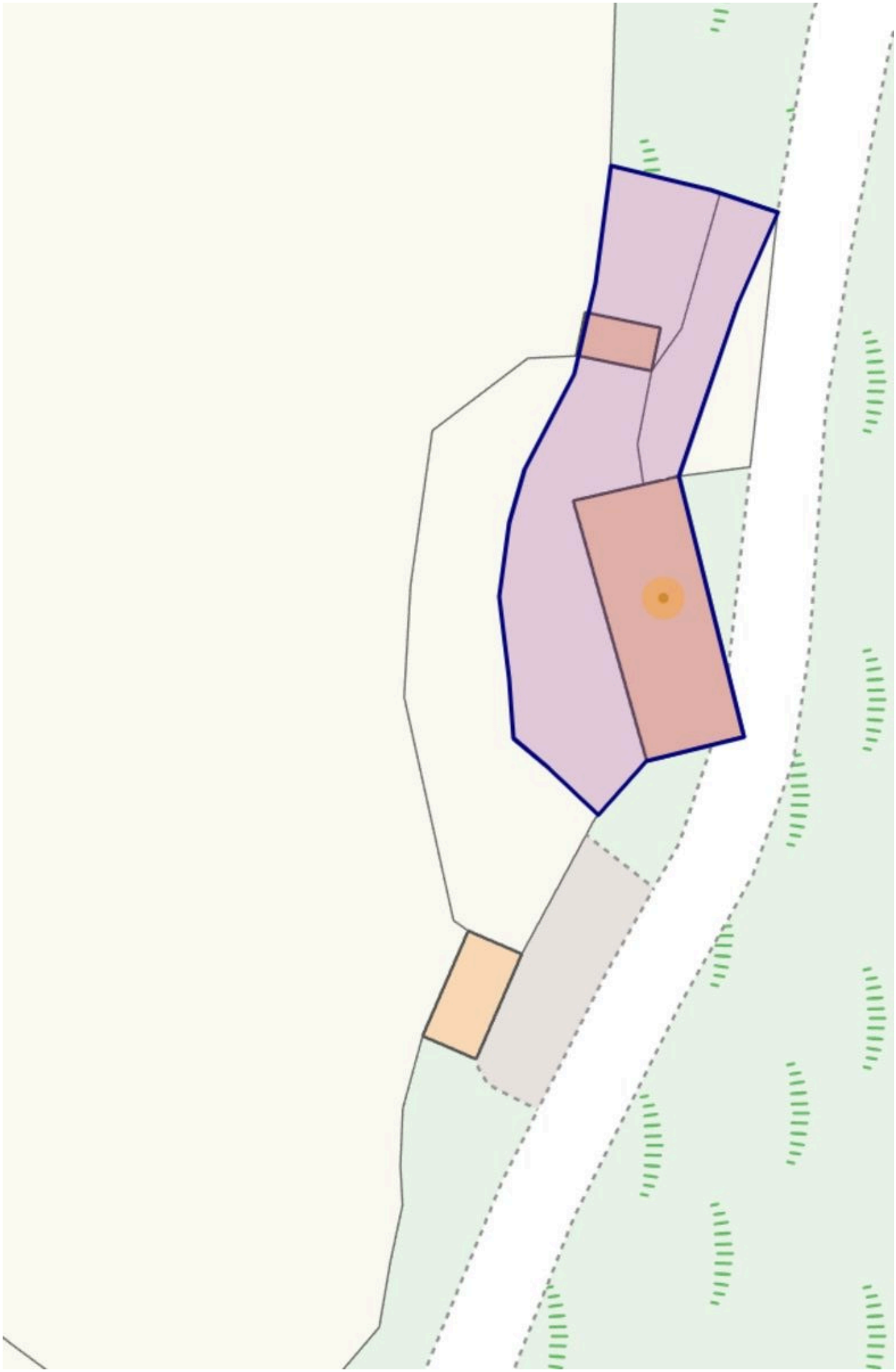


DOCUMENTS & LINKS

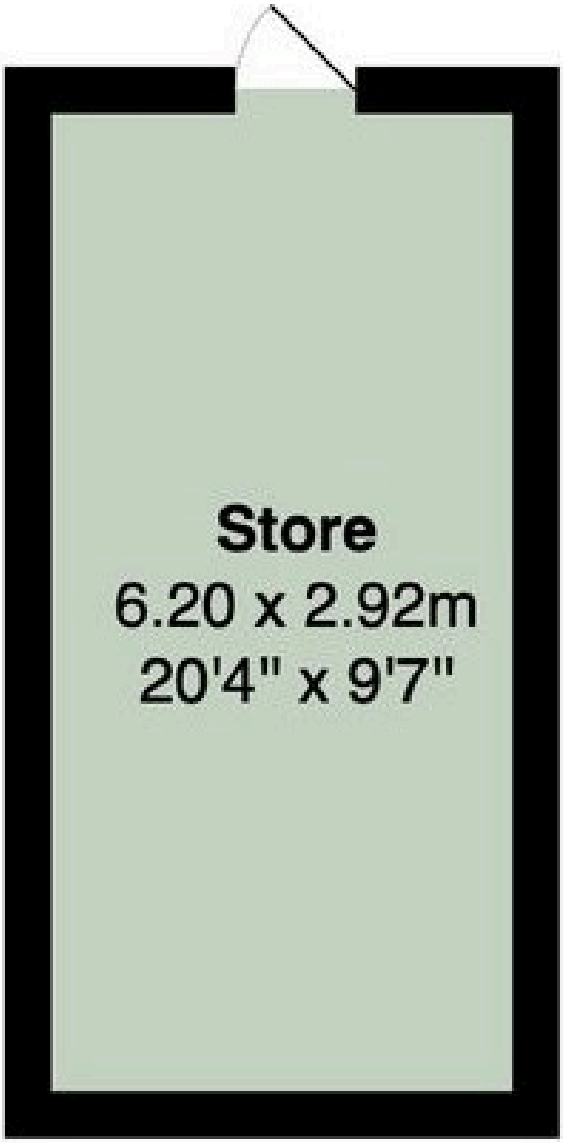
EPC - 19th August 2026

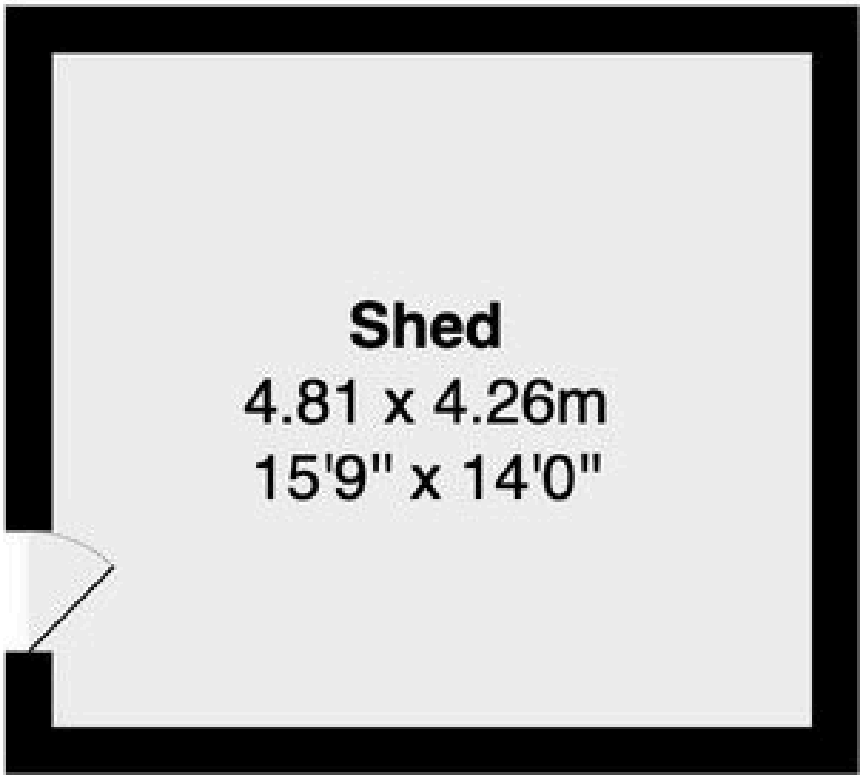
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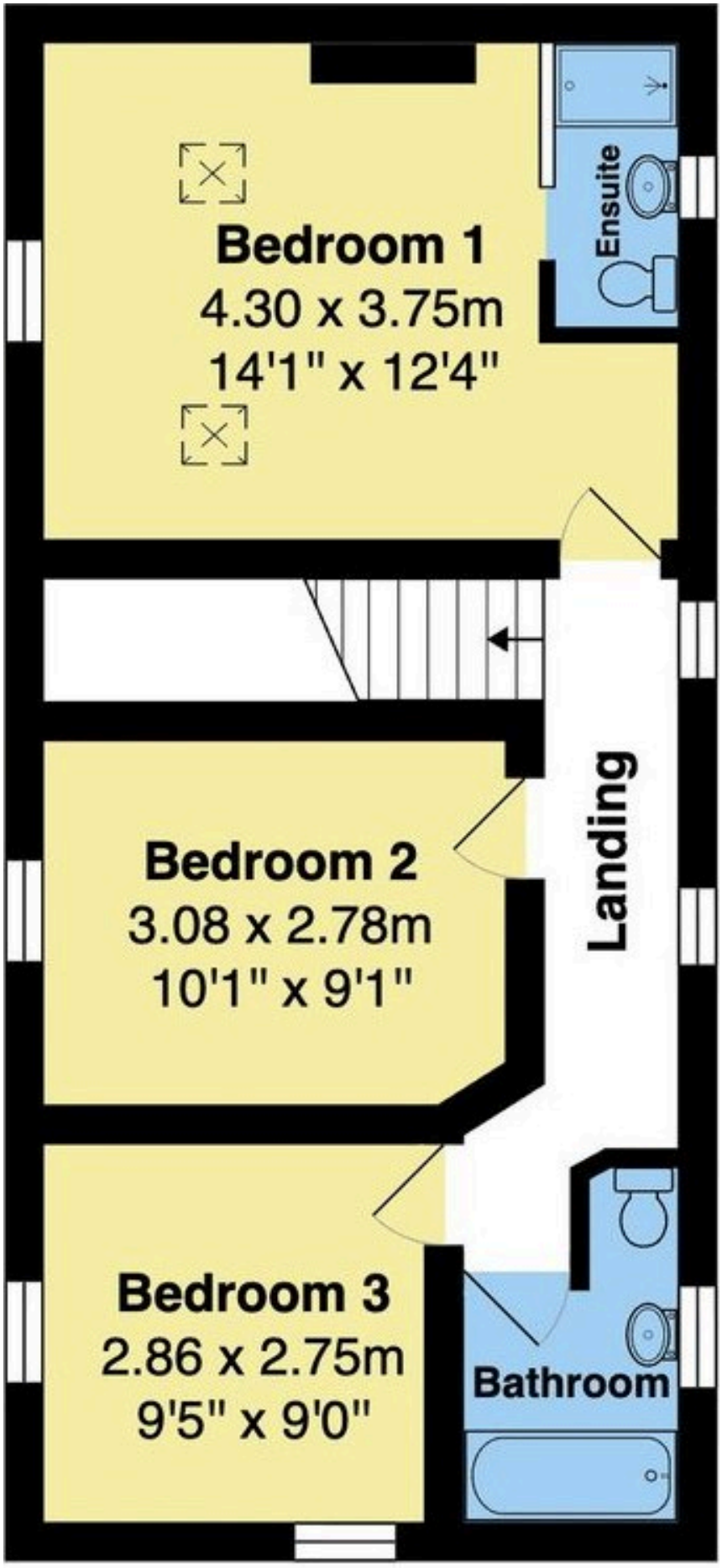


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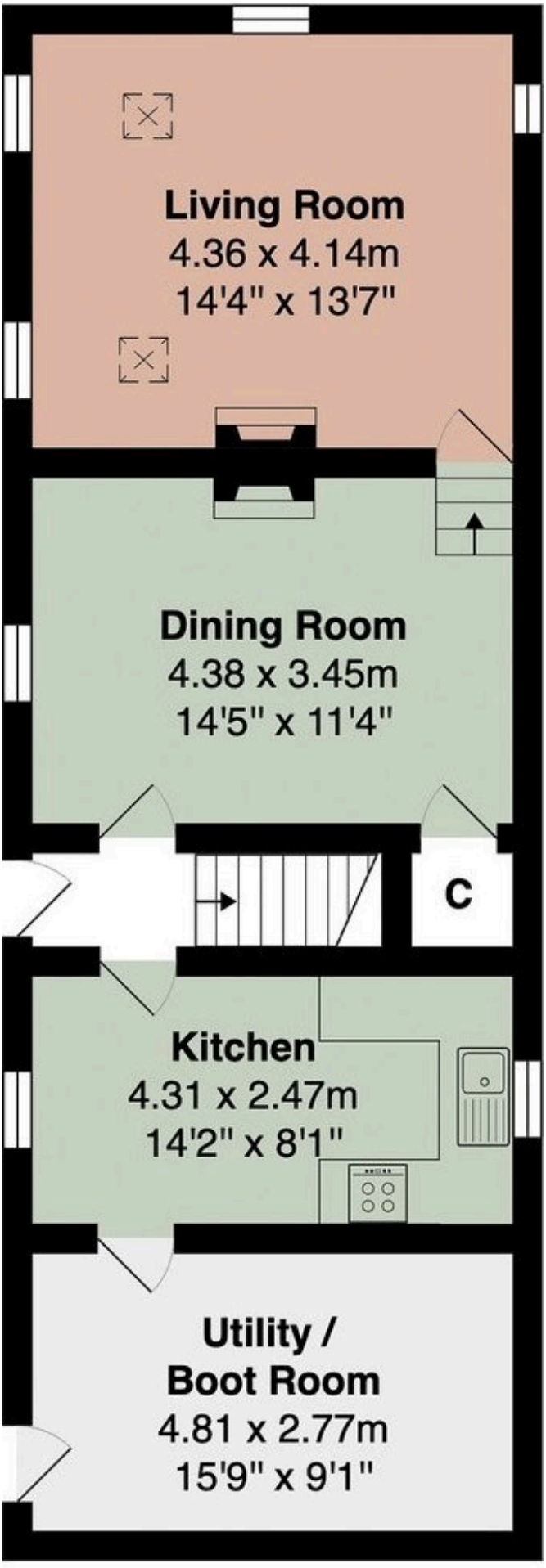
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First Floor

Area: 53.8 m² ... 579 ft²

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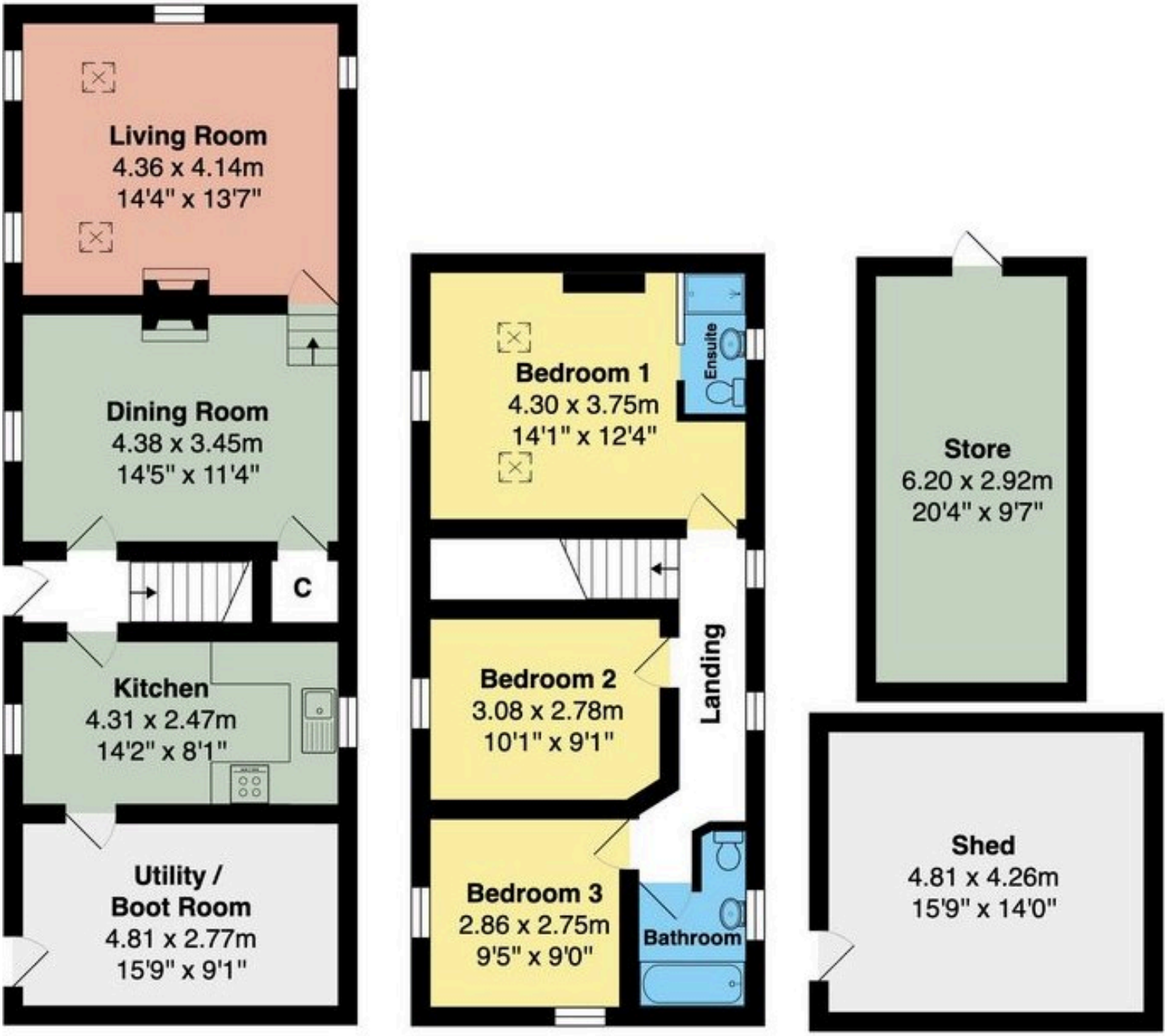
Ground Floor

Area: 72.0 m² ... 775 ft²

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Whin Hall, Gunnerside

Total Area: 164.4 m² ... 1770 ft²



Ground Floor
Area: 72.0 m² ... 775 ft²

First Floor
Area: 53.8 m² ... 579 ft²

Floor plan produced for J.R. Hopper & Co by Abide Studios.
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Interested parties should make their own enquiries and rely on their own inspection as to its accuracy.

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