



Hawswick | | Skipton | BD23 5QA

£825,000

TW | **TRANMER
WHITE**
Trusted Estate Agents

Field House, Hawkswick | Skipton | BD23 5QA £825,000

We are delighted to offer for sale this truly charming and characterful countryside property, tucked away off the main street in an elevated position on the valley side within the idyllic and picturesque village of Hawkswick. Surrounded by breathtaking open countryside, this delightful home enjoys a peaceful and secluded setting, offering an enviable rural lifestyle.

The accommodation, together with approximately 2 acres of beautifully maintained formal gardens and paddocks, provides a wealth of possibilities, with ample grazing land ideal for equestrian pursuits, hobby farming, or use as a smallholding.

The main house is full of warmth and character and offers a welcoming dining kitchen, four versatile and inviting reception rooms, a shower room, utility room, and practical boot room. To the first floor there are three well-proportioned bedrooms, including a superb principal bedroom with en-suite facilities and a balcony providing direct access to the fields, together with a family bathroom.

Externally, the property continues to impress with a garage, a self-contained annex ideal for guests or multi-generational living, a tractor shed, stable and tack rooms, and several field shelters, all perfectly suited to those seeking an exceptional country home with extensive outdoor space and equestrian facilities.

There are enclosed formal gardens to both the front and rear, featuring raised beds, a greenhouse, and extensive patio areas, with sunny spots to enjoy throughout the day. The property also benefits from approximately 2 acres of grazing land and a picturesque duck pond.

- Elevated position
- Three reception rooms
- Formal gardens and paddocks amount to two acres
- Separate annex
- 10 minute drive to a convenience store
- Four bedrooms
- Utility and boot room
- Additional land available by arrangement
- Several stone outbuildings and field shelters

GROUND FLOOR

Entrance Porch/Boot Room

13'09 x 6'05 (4.19m x 1.96m)

A practical boot room with a stone flagged floor, ceramic sink, built in wood framed cupboards for storage, and a towel rail. Automatic water feeder.



Surrounded by breathtaking open countryside, this delightful home enjoys a peaceful and private setting, offering an enviable rural lifestyle.



Dining Kitchen

12'11 x 14'06 (max) (3.94m x 4.42m (max))

Featuring a range of solid Oak wall and base cabinets with granite worktops, display cabinets, tiled splashbacks and tiled floor. The kitchen is well-equipped, with a recently fitted Belling range cooker with hood over, wine rack and windows to the rear and side of the property. The dining area provides ample space for a dining table and chairs, positioned in front of a window overlooking the garden, complete with a charming window seat.

Utility Room

7'04 x 6'05 (2.24m x 1.96m)

A useful utility room, comprising built in cupboards, a stainless steel sink and tiled floor. There is plumbing for a washing machine and space for a dryer. Also housing the oil fired boiler.

Shower Room

A practical shower room comprising a cubicle shower, pedestal wash basin, WC, tiled floor and walls. Window to the rear.

Office/ Bedroom 4

14'08 x 8'06 (4.47m x 2.59m)

A versatile space that can be used as either an office or additional bedroom. With built in shelving, a glazed door opening onto the front garden and a window to the side. There is also Oak effect flooring throughout.

Dining Room/Sun Room

20'08 x 14'05 (6.30m x 4.39m)

A dining and sun room, with two windows to the rear specifically designed to take in the stunning views of the crag and allowing an abundance of natural light. Bi-fold doors opening onto the garden.

Sitting Room

14'11 x 11'10 (4.55m x 3.61m)

This cosy room features a stone fireplace with a wood burner set on a stone hearth. It also has two windows to the rear elevation overlooking the rear garden.

Garden Room

15'10 x 10'06 (4.83m x 3.20m)

This room features glazed doors to both the front and rear of the property, as well as windows to the rear and side offering pleasant views over the formal gardens.



FIRST FLOOR

Landing

This landing area has exposed beams and skylight windows that flood the space with natural light, creating an airy and open feel.

Bedroom

17'0 x 12'04 (5.18m x 3.76m)

A generously sized principal bedroom, with windows to the front, rear and side flooding the space with natural light. This room features a walk-in-wardrobe. There is also a door to the side balcony which offers a charming seating area providing direct access to the fields and stunning views over the open countryside.

En Suite

6'11 x 5'01 (2.11m x 1.55m)

Comprising a wash stand and basin, WC, towel rail, a bath with shower over and exposed beams adding plenty of character.

Bedroom

14'10 x 10'03 (4.52m x 3.12m)

A generous double room with windows to the rear and side elevation, and built in wardrobes providing additional storage space.

Bedroom

10'02 x 7'0 (3.10m x 2.13m)

A double bedroom featuring two build-in cupboards, a window to the side elevation and access to the attic space.

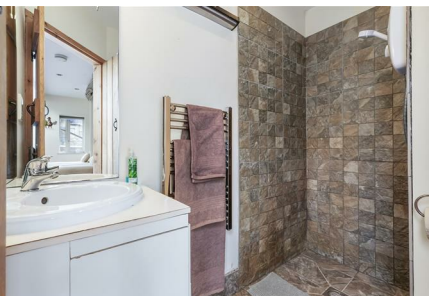
Bathroom

6'11 x 7'05 (2.11m x 2.26m)

This family bathroom features a paneled bath with a shower over, hand wash basin and WC. Part tiled walls. Towel rail and window to the front elevation.

OUTSIDE

Accessed via a driveway with electric gates, the property offers private parking and a turning area. Mature gardens surround the home, with a patio area to the front capturing the morning sun alongside a charming stone water feature. The secluded rear garden features raised beds, a greenhouse, garden shed, and a stone seating circle with a hot tub, perfectly positioned to enjoy the afternoon and evening sun.



Betty's Bothy - ANNEX

Open Plan Living/Kitchen/Bedroom

18'03 x 8'07 (5.56m x 2.62m)

With a kitchenette comprising of a hot plate, stainless sink and drainer, wall and base units, microwave and tiled splashback. This room has tiled flooring, a window to the side and two Velux windows. A built in double bed neatly hides away when not required.

Shower Room

With a walk-in shower, wash basin and WC.

Garage

19'0 x 9'05 (5.79m x 2.87m)

With an up and over door and pedestrian side door

Tack Room

8'08 x 5'08 (2.64m x 1.73m)

Stone built

Stable

9'00 x 8'09 (2.74m x 2.67m)

Stone built stable.

Tractor Shed

Dry-stone wall style substantial building.

Several Outbuildings

Additional features include a duck pond, hen house, goat house, hay store and sheep shack.

Clients notes

We've lived in this little bit of paradise for over 25 years! We'll miss the magnificent views, the sunny sitting places around the gardens throughout the day, the duck pond, the copse full of daffodils each spring and the wisteria in bloom. We've loved running Hart Farm where we've had the privilege of watching our alpacas, mini donkeys, mini goats and sheep put back the smiles on the faces of young people struggling to cope with a range of life challenges. What a rewarding hobby it has been! An opportunity exists to take over the Hart Farm concept. We'll miss it all but as we get older, it's sadly time to open the next chapter of our lives."



Agents notes

Oil fired central heating. Tank situated to the side of the garage.
Private septic tank, situated on our clients property.
18 Solar panels
Mains water and electric.

Council Tax

City of Bradford Metropolitan District Council Tax Band

Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

Offer Acceptance & AML Regulations

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler. Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.

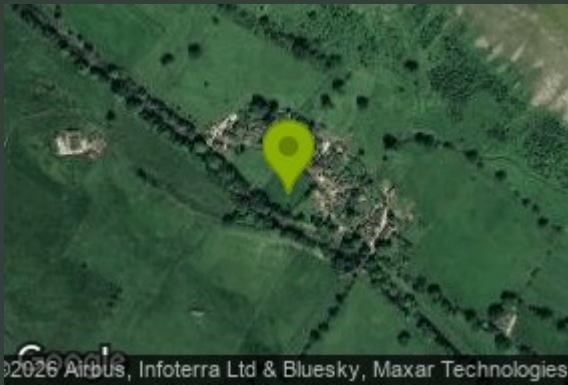
Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



There are enclosed formal gardens to the front and rear complete with raised beds and plenty of patio areas along with 2 acres of grazing.





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OUTBUILDINGS

GROUND FLOOR

FIRST FLOOR

TOTAL FLOOR AREA 2082 sq.ft (193.4 sq.m) Approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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