J.R. HOPPER & Co. Est. 1886



GAYLE • DL8 3RZ

Foss Cottage

Guide Price £325,000 | 2 | D

AT A GLANCE

- Dales Cottage In A Quiet, Yet Convenient Location
- Fantastic Views Of Hawes & Stags Fell
- Kitchen With Views
- Two Double Bedrooms
- Three Bath/ Shower Rooms
- Utility Room
- Large Patio Garden
- Excellent Garage With Potential
- Off Street Parking

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

Dales Cottage In A Quiet, Yet Convenient Location

Foss Cottage is a charming character cottage situated in the peaceful hamlet of Gayle, just outside Hawes.

The property was formerly a barn up to the mid 1990's when a full conversion was carried out. The property benefits from off-street parking, a large garage, and stunning views towards Stags Fell.

Gayle is a quiet and picturesque hamlet located less than a mile from the popular market town of Hawes. Residents enjoy the tranquillity of village life while being within easy reach of Hawes' excellent range of amenities. The town is well served with independent shops, traditional pubs, cafés, a pharmacy, doctor's surgery, and dentist, making it a popular destination for both residents and visitors alike.

Since purchasing Foss Cottage in 2019, the current owners have made a number of significant improvements, including the installation of new double-glazed windows, a new boiler, and complete redecoration throughout. The result is a welcoming and comfortable home that is ready to move into.

The entrance hall retains its original flagstone flooring, adding to the cottage's character, and leads through to a practical utility room at the rear, which provides access to both the garage and the garden. Subject to the necessary consents, the utility room offers excellent potential to be converted into a ground-floor kitchen, should the next owners wish to reconfigure the layout.

The first floor comprises the current kitchen, positioned at the rear of the property to make the most of the beautiful views across Hawes and towards Stags Fell. There is also a spacious living room featuring an attractive exposed stone wall, together with a shower room.

On the second floor are two generously sized double bedrooms, served by both a shower room and a separate bathroom.

Externally, the property offers off-street parking for one vehicle to the front, with additional unrestricted roadside parking conveniently located opposite the cottage. To the rear is a low-maintenance patio garden enjoying all-day sunshine and delightful open views.

The large garage, is equipped with electricity and, subject to the necessary planning permissions and building regulations, offers excellent potential to create additional living accommodation.

Foss Cottage is a wonderful home that has previously been operated as a successful holiday let, making it equally suited as a permanent residence, second home, or investment property.

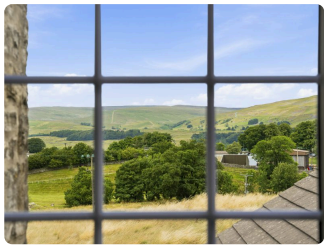
Early viewing is highly recommended to fully appreciate everything this delightful cottage has to offer.

J.R. Hopper & Co. is a trading name for J.R. Hopper & Co. (Property Services) Limited Registered: England No. 3438347.
Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L.B. Carlisle, E.J. Carlisle.

GALLERY

Every room, inside and out

















Produced 25 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






Fantastic Views Of Hawes & Stags Fell

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 Foss Cottage 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

Produced 25 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.

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 Hall

Flag stone floor. Board & beam ceiling. Painted brick wall. Two wall niches. Plumbing for washing machine under the stairs. Glazed UPVC external door to the front.

Utility Room

Polished floorboards. Wall and base units with complimentary solid wood work top. Space for under counter fridge and freezer. Radiator. Window to the side of the property.

Garage

Large garage with pitched roof. Concrete floor. Electric. Window to the side. Double doors. Foss Cottage has a right of access along the rear of Force Head Cottage and Force Head Farmhouse to access the garage and garden if required. Please note there is a small area of flying freehold with the neighbouring property, Force Head Farmhouse.

02 FIRST FLOOR

Stairs

Turned staircase with fitted carpet.

Kitchen

Floorboards. Exposed stone wall. Base units. Ceramic sink. Space for freestanding cooker and under counter fridge. Window to the rear.

Living Room

Spacious living room. Fitted carpet. Two exposed walls. Wall lights. Picture window to stairwell. Two radiators. Window to the front. Large storage cupboard.

Shower Room

Floorboards. W/C. Wash basin. Corner shower cubicle with power shower. Under stairs storage cupboard. Frosted picture window to stairwell. Radiator.

03 SECOND FLOOR

Stairs

Turned staircase with fitted carpet. Split landing to either side of the property. Exposed beams and trusses. Loft access. Exposed stone wall. Window to the rear bringing in lots of natural light.

Bedroom

Front double bedroom. Fitted carpet. Pitched ceiling with exposed beams. Exposed stone wall. Built in eaves storage. Radiator. Window to the front.

Bathroom

Floorboards. Extractor fan. Exposed stone wall. Part tiled walls. W/C. Wash basin. Bath with mixer shower over. Picture window into stairwell.

Bedroom

Double front bedroom. Fitted carpet. Pitched ceiling. Exposed beams and trusses. Exposed stone wall. Built in eaves storage. Radiator. Window to the front.

Shower Room

Floorboards. Extractor fan. W/C. Wash basin. Shower cubicle with power shower. Picture window into stairwell.

04 OUTSIDE

Parking

Off street parking for one car.

Produced 25 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.

THE ACCOMMODATION

04 OUTSIDE

Rear

Large patio garden. Beautiful views across Hawes up to Stags Fell.

05 AGENTS NOTES

Services

Oil central heating. Mains water, electric & drainage. Broadband: Basic 29 Mbps.

Conservation Area

Gayle

Access

Foss Cottage has a right of access along the rear of Force Head Cottage and Force Head Farmhouse to access the garage and garden if required. There is an insurance in place to ensure that Foss Cottage can continue with oil deliveries over the adjoining church yard.

Flying Freehold

Please note that a small section of the property comprises a flying freehold over the neighbouring property, Force Head Farmhouse. The Land Registry title plan and register are available upon request.

Flood Risk

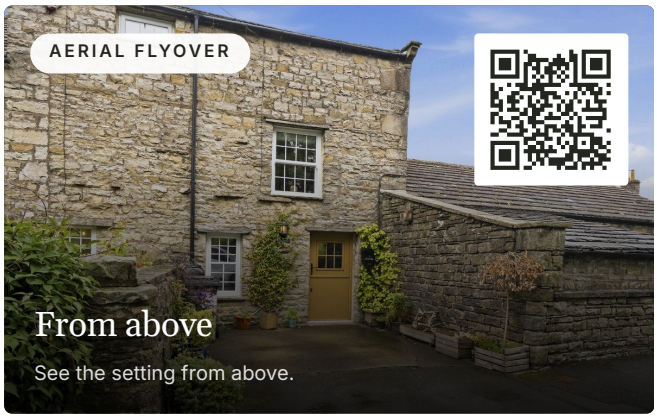
Very low, with no known history of flooding.

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.



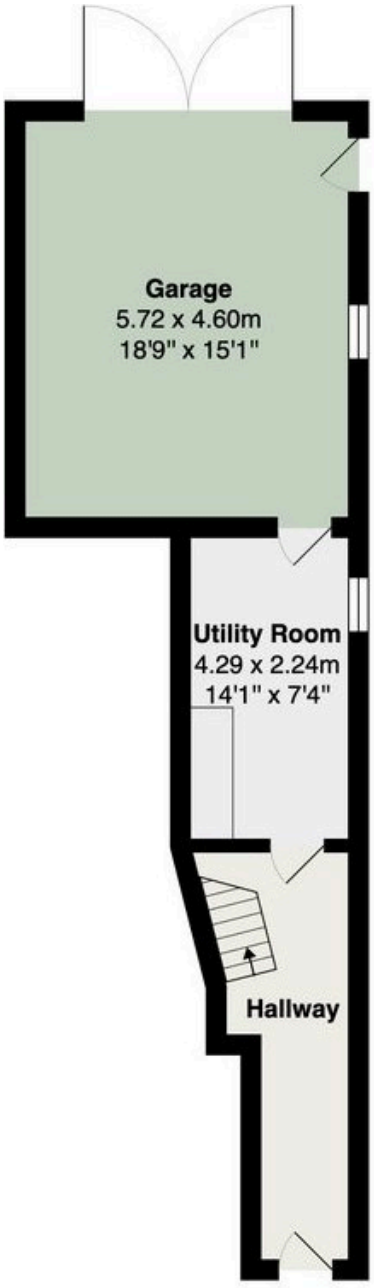


DOCUMENTS & LINKS

EPC - 6th August 2026

PDF · 0.12 MB

Produced 25 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.





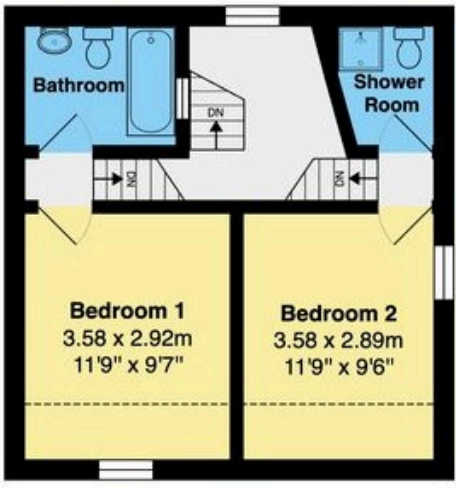
Foss Cottage, Gayle, DL8 3RZ

Total Area: 91.4 m² ... 984 ft²

Ground Floor
Area: 18.9 m² ... 204 ft²



First Floor
Area: 36.6 m² ... 393 ft²



Second Floor
Area: 36.0 m² ... 387 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.

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.



This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.