J.R. HOPPER & Co. Est. 1886



GAYLE • DL8 3NX

Marridale

Guide Price £650,000 - £695,000

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AT A GLANCE

- Stunning Views
- Approx 0.67 Acre Paddock
- Garage, Workshop & Outbuilding
- Detached Period Property
- 4 Bedrooms
- 2 Reception Rooms
- Farmhouse Style Kitchen
- Back Kitchen & Pantry
- Lovely Lawn Gardens
- Ample Gated Parking

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THE PROPERTY

Stunning Views

Marridale is a truly remarkable period property, nestled in a quiet and accessible location that offers the best of both worlds—a tranquil retreat with convenient links to nearby amenities.

Situated on a serene lane just outside the charming village of Gayle, the property boasts breathtaking, long-distance views over Stags Fell. The vibrant town of Hawes is just a short drive or a pleasant walk away, making it effortlessly accessible.

Hawes is renowned for its traditional weekly outdoor market and is famous for its cheese-making heritage, stunning landscapes, and thriving farming community. The town is home to a variety of shops, pubs, restaurants, a church, chapel, doctor's surgery, and a primary school. While it attracts tourists, it has retained a strong sense of community that makes it a welcoming place to live.

Dating back to the early 1900s, Marridale retains much of its original charm and character. From its high ceilings to its generously proportioned rooms, this historic gem offers a sense of grandeur you'd expect from a period home, with modern comforts carefully integrated.

The ground floor welcomes you with an impressive entrance hall featuring a striking turned staircase. There are two elegant front reception rooms, each offering stunning views over open fields, with Stags Fell towering in the distance. At the rear, you'll find a traditional farmhouse-style kitchen, along with a back kitchen, ideal for food preparation. There is also a traditional Dales pantry and a cloakroom for added convenience.

Upstairs, the property offers three spacious double bedrooms and a versatile single room that could serve as a home office or additional bedroom. A bathroom and a separate shower room complete this floor, ensuring ample space for family living.

Surrounding the house, the gardens are beautifully maintained, primarily lawn with well-stocked borders. Laurel hedging offers privacy, creating an intimate outdoor space. A private, gated driveway leads to the garage and workshop, with plenty of parking available for several vehicles.

Opposite the property is a small paddock, approximately 0.67 acres in size, available by separate negotiation. This is a perfect spot for keeping hens, sheep, or even a pony.

Marridale is the ideal home for a family or those seeking an active retreat in a peaceful yet accessible location. Its blend of history, charm, and modern convenience makes it a truly special property.

> *Approx 0.67 Acre Paddock*

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GALLERY

Every room, inside and out

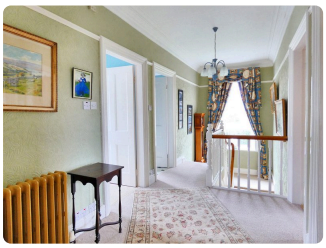
















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GALLERY











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 Marridale 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

Porch

Quarry tiled floor. Half panelled walls. Coved ceiling. Internal door with stained glass windows.

Hall

Beautiful hall. Fitted carpet. Coved ceiling. Picture rail. 2 Cast iron radiators. Night storage heater.

Sitting Room

Bright, front reception room. Fitted carpet. Coved ceiling. Picture rail. Cast iron radiator. Open fire. TV point. 2 sash windows to the front with long distant views to Staggs Fell. Patio doors out to the side.

Dining Room

Second reception room. Fitted carpet. Coved ceiling. Picture rail. Cast iron radiator. Fireplace housing an electric fire. 2 Sash windows to the front with a lovely outlook towards Stags Fell and a window out to the East.

Dining Kitchen

Traditional farmhouse style kitchen. Terracotta tiled flooring. Picture rail. Oil fired Rayburn (used for cooking, heating and hot water). Built in cupboard. Windows to the side and the rear.

Back Kitchen

Terracotta tiled flooring. Double ceramic sink unit with granite drainer. Electric cooker point and extractor hood. Radiator. Plumbing for washing machine. Window to the rear.

Store Room

Understairs storage area. Quarry tiled flooring. Hot water tank.

Cloakroom

Vinyl flooring. WC. Wash basin. Radiator. Heated towel rail. Frosted window to the side.

Rear Entrance Porch

Terracotta tiled flooring. Coat hooks. Cast iron radiator. Window and door to rear garden.

02 FIRST FLOOR

Landing

Bright, airy landing. Fitted carpet. Coved ceiling. Picture rail. Night storage header. Cast iron radiator. Large sash window with views to the West.

Bedroom One

Front double bedroom. Fitted carpet. Coved ceiling. Picture rail. Feature fireplace. Radiator. Sash window with views to Stags Fell.

Bedroom Four/ Study

Front single bedroom, currently used as a home office. Fitted carpet. Coved ceiling. Picture rail. Loft access. Sash window to the front with a stunning outlook.

Bedroom Two

Lovely, front double bedroom. Fitted carpet. Coved ceiling. Picture rail. Electric radiator. Casi iron radiator. TV point. Feature fireplace. Dual aspect windows with views.

Bedroom Three

Rear double bedroom. Fitted carpet. Coved ceiling. Picture rail. Cast iron radiator. 2 sash windows to the side and the rear.

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THE ACCOMMODATION

02 FIRST FLOOR

Shower Room

Family shower room. Vinyl flooring. Coved ceiling. Picture rail. Large, walk in shower enclosure. WC. Wash basin. Cast iron radiator. Heated towel rail. Airing cupboard. Extractor fan. 2 Frosted sash windows to the rear.

Bathroom

Vinyl flooring. Coved ceiling. Picture rail. WC. Claw foot, free standing bath. WC with high level cistern. Bidet. Wash basin. Heater towel rail. Cast iron radiator. Extractor fan. Frosted sash window to the rear.

03 OUTSIDE

Parking

The drive to the side of the property provides gated, secure parking for several vehicles.

Garage

Large, garage and workshop. Concrete floor. Power points and light. Up and over garage door. Personnel door. Frosted window to the rear.

Outbuilding

Good size storage space. Concrete flooring. Power points and light. 2 Windows and door to the front.

Gardens

Lovely, well maintained gardens stretches around the front and side of the property. The gardens are primarily lawn with mature trees and borders. There is gated vehicle access to the West. The gardens are well screened by a laurel hedge to the rear and side. At the rear is a South facing, low maintenance garden. This has veg plots, green house and a small patio area. There is access around to the side garden, where there are two timber sheds.

Paddock

Opposite the property is a small, enclosed paddock. The paddock has a stream running through and is enclosed by dry stone wall. There is gated, vehicle access.

04 AGENTS NOTES

Material Information

Broadband: Basic - 26 Mbps Private drainage, waste treatment plant located in front garden. Flood risk: very low, no history of flooding. Oil central heating.

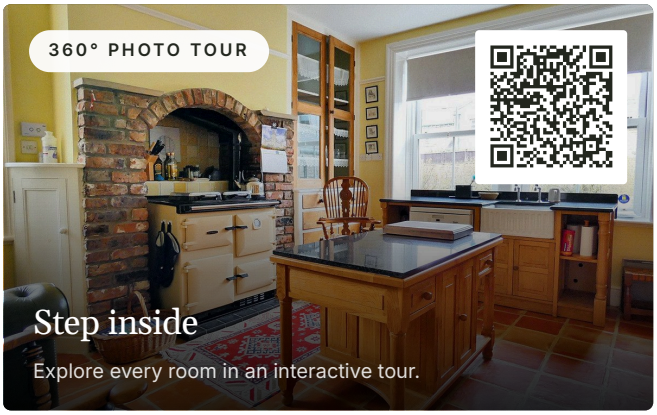
> *Garage, Workshop & Outbuilding*

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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 - 18th October 2022

PDF · 0.09 MB

“Detached Period Property

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First Floor

Approx 99 sq m / 1064 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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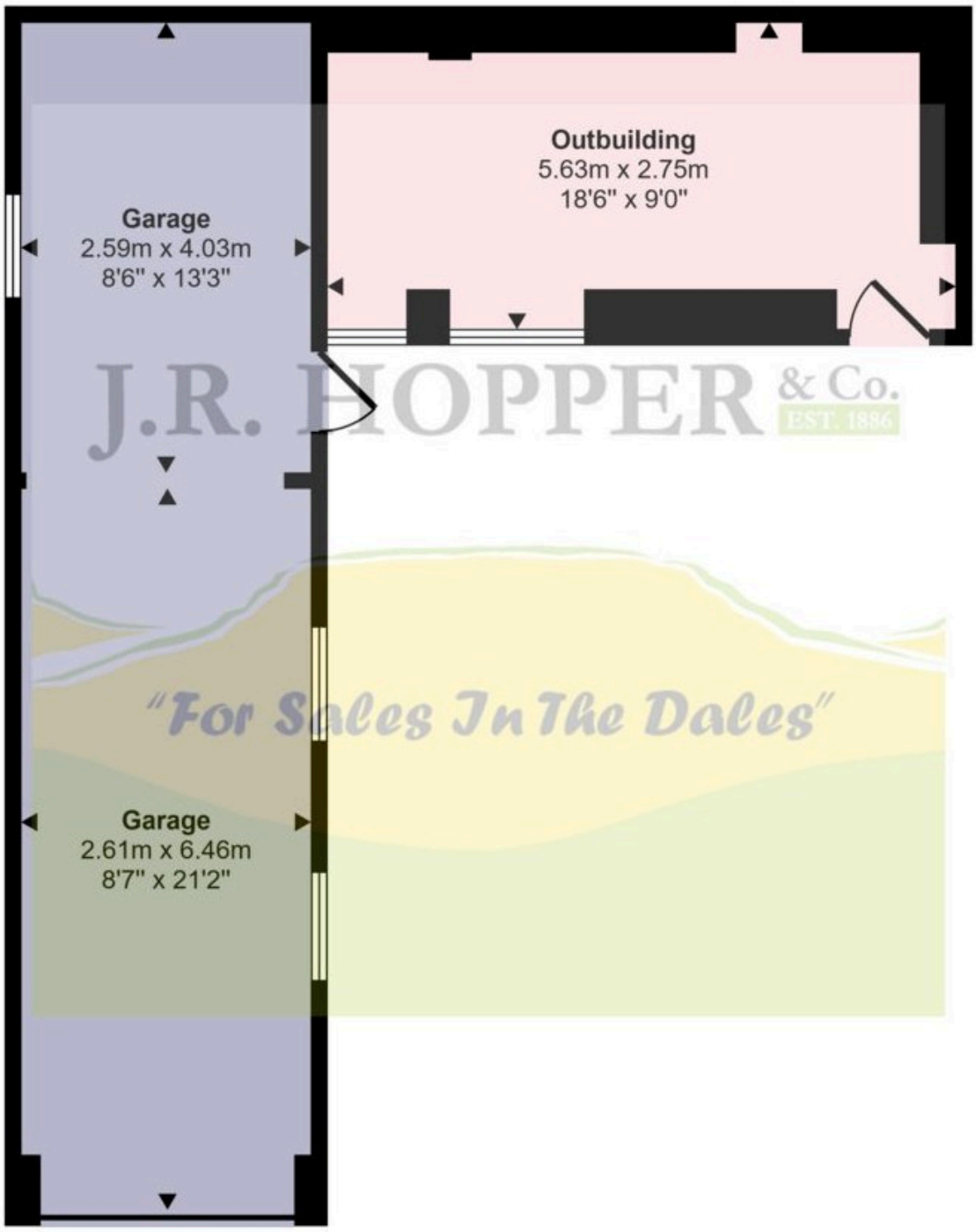
Ground Floor

Approx 102 sq m / 1100 sq ft

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Approx Gross Internal Area
44 sq m / 469 sq ft

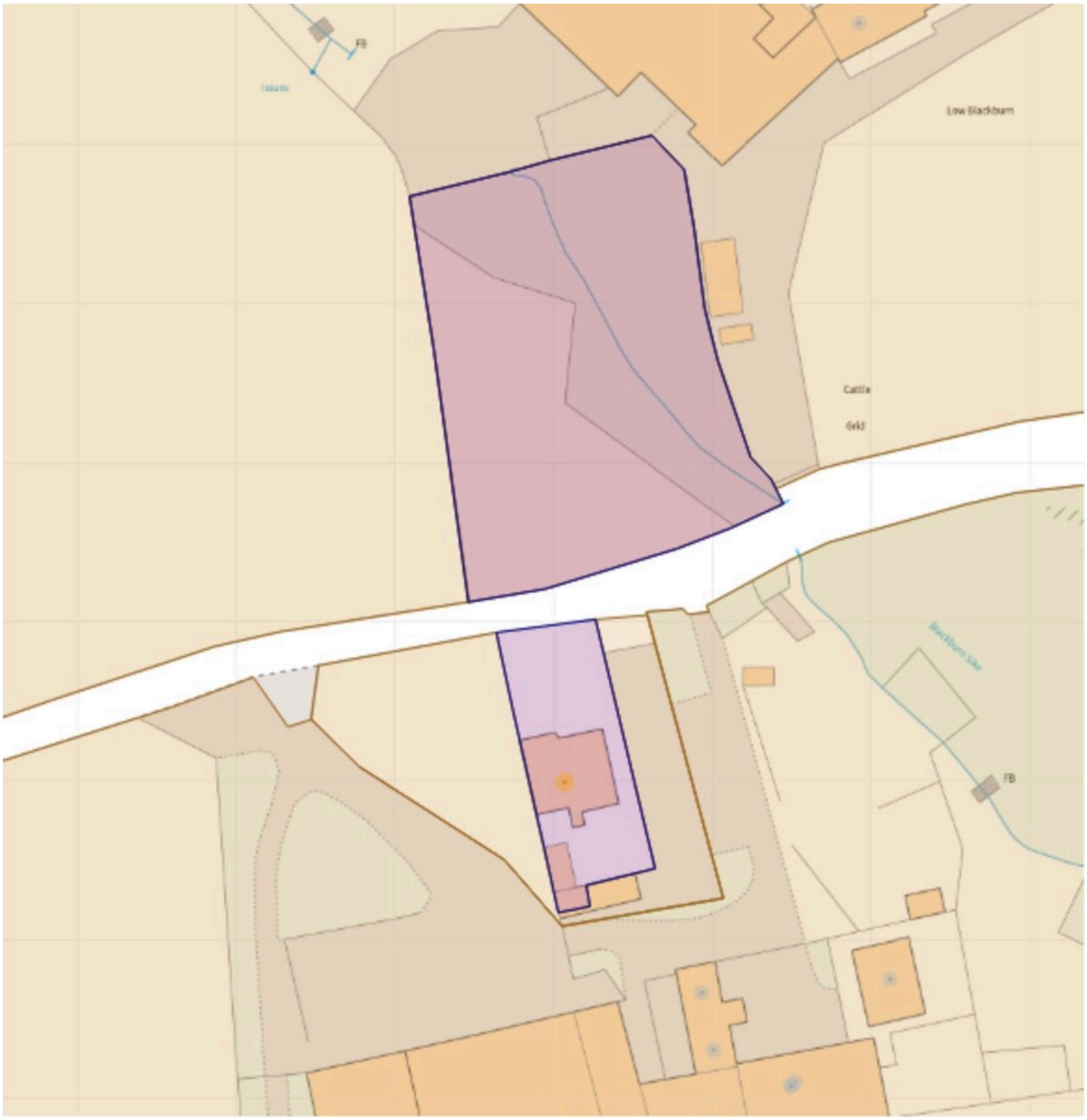


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"For Sales In The Dales"

Floorplan

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