Hazelhead Farm | Hawkswick | Skipton | BD23 5QA

Guide price £850,000

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Hazelhead Farm is an imposing and exceptionally attractive detached stone-built property, prominently positioned in an idyllic and highly desirable setting within the picturesque village of Hawkswick, nestled in the heart of the Yorkshire Dales.

Dating back to 1839, the property has been sympathetically and meticulously restored, with great care taken to preserve a wealth of beautiful original character features, seamlessly blended with tasteful and practical enhancements throughout.

The accommodation is both generous and well-balanced, briefly comprising a welcoming central reception hall, cloakroom, elegant and inviting sitting room, formal dining room, charming farmhouse kitchen, and highly practical boot room, completing the well-planned ground floor layout.

To the first floor, there are five spacious and well-proportioned bedrooms, together with a family bathroom and separate shower room.

Externally, the property is set within substantial, mature and beautifully maintained grounds, with adjoining paddocks extending to approximately 6.4 acres. The setting is truly spectacular, enjoying a breathtaking and uninterrupted backdrop over rolling, open Yorkshire Dales countryside, providing far-reaching and ever-changing rural views.

Further benefits include a substantial barn/garage, additional lean-to barn, and extensive off-road parking, offering excellent versatility, storage and further potential.

- Grade 2 Listed Farmhouse
- Approx 6.9 Acres
- Spacious Hall & Two Formal Reception Rooms
- 5 Bedrooms, Bathroom & Shower Room
- Garden, Paddock & Woodland
- Lovely Rural Setting Adjoining Open Countryside
- Extensively Renovated Include Reroofing & New Windows
- Farmhouse Kitchen & Large Boot Room
- Large Garage Block & Lean To Barn
- Council Tax Band F

GROUND FLOOR

The house has been sympathetically restored, including re-roofing and new windows, whilst retaining original features and character.

Central Reception Hall

With a panelled entrance door, this elegant reception hall is finished with a moulded ceiling cornice and an ornate plaster ceiling, reflecting the character and period charm of the property. A stone floor adds to the sense of solidity and style, while an elegant staircase rises to the first floor, forming a striking focal point within the space.

Cloakroom

With a low suite wc and a pedestal wash basin. Stone floor. Ceramic tiled walls.

Sitting Room

15'1" x 14'11" (4.60m x 4.55m)

With a stone fireplace housing a log-burning stove set on a stone hearth, this room offers a warm and inviting focal point. A moulded ceiling cornice adds period character, complemented by four wall light points providing additional illumination. Exposed timber floorboards complete the space, enhancing its rustic charm and overall appeal.

Dining Room

15'0" x 15'0" (4.57m x 4.57m)

With a stone fireplace housing a log-burning stove set on a stone hearth, this room provides a warm and inviting focal point. A moulded ceiling cornice adds period character, complemented by three wall light points offering additional lighting. Exposed timber floorboards complete the space.

Farmhouse Kitchen

19'0" x 15'3" (5.79m x 4.65m)

The farmhouse kitchen is full of character and charm, featuring a Belfast sink with mixer tap, an electric four-oven Aga, and fitted cupboards, combining traditional style with practical functionality. A beamed ceiling enhances the room’s rustic appeal, while large windows to the rear and side elevations allow for plenty of natural light, creating a bright and airy atmosphere. There is also space for a fridge and plumbing in place for a dishwasher, along with a door providing access to the rear of the property.

Boot Room
19'4" x 10'7" (5.89m x 3.23m)
A very useful room with extensive stone shelving. Stainless steel sink and plumbing for an automatic washer. Stone flagged floor.

FIRST FLOOR

Landing
With a fabulous feature arch window with views over the gardens and valley beyond. Leading to:

Inner Landing
Giving access to:

Bedroom
15'5" x 11'0" (4.70m x 3.35m)
A generous double bedrooms. With a window to the rear elevation enjoying fabulous views over the paddock and countryside beyond.

Adjacent Bathroom
11'5" x 8'2" (3.48m x 2.49m)
With a panelled bath, pedestal wash basin and low suite wc. Heated towel rail.

Bedroom
15'3" x 14'8" (4.65m x 4.47m)
A generous double bedrooms with a window looking over the front garden. Decorative fireplace having a cast iron interior.

Bedroom/Study
11'6" x 8'0" (3.51m x 2.44m)
With a window looking over the front garden.

Bedroom
15'6" x 11'10" (4.72m x 3.61m)
A generous double bedroom with a window looking over the front garden.

Bedroom
11'4" x 11'2" (3.45m x 3.40m)
With views over the rear of the property.

Shower Room
8'0" x 7'7" (2.44m x 2.31m)
With a walk in shower, pedestal wash basin and a low suite wc. Heated towel rail.

OUTSIDE

Garage and stables
28'2" x 23'0" (8.59m x 7.01m)
Approached by timber double doors and having a lean to aluminium and glazed greenhouse. The garage is considered to have potential to convert to an annexe, subject to obtaining nay necessary planning consent.

Lean To Barn
14'9" x 12'5" (4.50m x 3.78m)
Providing useful additional storage and having an adjoining garden store and boiler house which accommodates the oil fired boiler.

Grounds
To the front of the house is a beautiful private lawned garden, approached via a stone pathway and framed by an attractive pair of traditional stone gate posts, creating an impressive sense of arrival.

To the rear, a large gravelled courtyard provides extensive off-road parking and practical access to the property.

The house directly adjoins a paddock, complete with a water trough, making it well suited for equestrian or smallholding use. Towards the northern boundary of the landholding, there is also an attractive area of mature woodland, adding further character, privacy, and natural appeal to the setting.

Services
The property has mains service connections for electricity and water. Drainage is to a septic tank.

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

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.

Tenure

We are informed by the client/s that the property is Freehold.

Council Tax

North Yorkshire Council Tax Band F

The total landholding extends to about 6.4 acres which includes a paddock, woodland and garden together with a large garage block and a lean to barn.

Total Area: 314.7 m² ... 3388 ft²
All measurements are approximate and for display purposes only.
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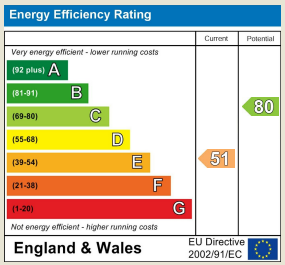

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