



## Dalegarth, Hawkswick, Skipton, North Yorkshire, BD23 5QA

A fabulous south facing four bedroomed detached bungalow in an elevated position in the heart of the Yorkshire Dales National Park overlooking Littondale and the River Skiffare located on the fringe of Hawkswick Village. Offering good sized family accommodation, along with private gardens to the sides, parking, garage/stone outbuilding, stabling and just over five acres of Land.

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## Dalegarth, Hawkswick, Skipton, North Yorkshire, BD23 5QA

Harrogate 30 miles, Skipton 13 miles, Leeds 41 miles (all distances)

**Guide Price: £850,000**

- Detached family home
- Four bedrooms
- Two bathrooms
- Stunning long distance views
- Popular village location
- Ample parking & garaging
- Five acres of land and stabling for two horses



Entrance through a composite door into a hallway with wood laminate flooring and access to the two principal rooms. First, the living room with wood burning stove and upvc windows to the front. Next, the dining room with a wood burning fire, upvc window to the front, laminate flooring and original cupboards. Through to the kitchen diner which offers a selection of Country style wall, drawer and base units with wooden worktop surfaces over, a sunken Belfast sink with granite surround, electric AGA, double oven, plumbing for washing machine, windows to the rear and side and a composite stable door leading out to the rear. There is also loft access via a pull down ladder which is partly boarded.

Onto the master suite with a hallway access into the en-suite offering a three piece suite with a wash hand basin, shower cubicle, high flush w.c., heated towel rail, fully tiled walls and window to the rear. Through to the dressing room with a window to side and drop down ladder into a useable loft space with a Velux window, a window to the side, carpeted and insulated. From the dressing room is open access into the master bedroom with windows to the side and front providing beautiful views over the River and Dales.

From the kitchen area there is access into another hallway with Velux window and boiler cupboard. The family bathroom has a window to the rear and has fully tiled walls and floor,

along with an oversized shower cubicle, a modern Roca claw foot, roll top bath, a Villeroy and Boch wash hand basin, a Laufen concealed cistern w.c., and a feature heated towel rail. Onto a bedroom with laminate flooring, a storage cupboard and a window to the rear. The next bedroom is used as an office with a window to the side and the final bedroom has a window to the front with stunning views of the River and Dale.

Externally, there is a driveway with a gravelled parking area for a number of cars and a garage/stone outbuilding (measuring 20'5" x 13'10") which is currently used for storage. To the side of the garage is stabling (measuring 13'6" x 11'4" and 12'6" x 11'4") for two horses with access onto a holding yard and then onto one of the fields. From the driveway are decorative gardens with a seating area. The garden to the front sweeps round with raised borders and a crazy paved patio area overlooking the River which stretches along the front of the property with fence and hedging to the boundary. To the other side are trees, decorative ponds, crazy paved area and to the rear the boundary looks over the steeper part of the Land. The Oil tank is located in the field to the rear. The Septic tank is located to the side of the driveway.

The five acres stretched roadside from the stable block and doubles back up the hill behind the house, this could be used for horses or sheep.

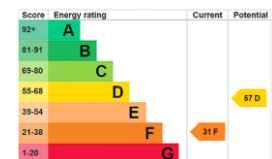
# Floorplans



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Contact us



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#### Directions

From Skipton proceed through Threshfield to Kilnsey continue towards Kettlewell and shortly after the turning off to Arncliffe, over the river bridge turn immediate left onto a single track road through an open field, continue on this road until entering Hawkswick, proceed through the village and shortly after you leave you will see the property located on the right.

What3Words loudly.incur.talked

#### Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band E

#### Tenure, Services & Parking

- Freehold
- Mains electricity and water are installed. Drainage is via septic tank and domestic heating is from an oil fired boiler.
- There is ample parking for cars and a garage/stone outbuilding
- The property is located in the Yorkshire Dales National Park and the Littondale conservation area.
- There Tree preservation orders on site along with a right of access over the neighbours parking area which is not reciprocal.

#### Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

#### Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

#### Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

#### Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

#### Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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