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"For Sales In The Dales"

High Haycote, Gawthrop



- Traditional Dales Farmhouse
- Many Character Features
- Three Bedrooms
- Bathroom
- Lounge & Dining Rooms
- Kitchen With Pantry
- Attached Garage/Hobbies Room
- Double Workshop/Garage
- B4RN Superfast Broadband Available
- Two Storey Outbuilding
- Ample Off-Road Parking
- Generous Lawned Gardens
- Video Viewing Available

Offers Around £475,000



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High Haycote, Gawthrop

DESCRIPTION

High Haycote is a traditional, stone-built Dale's farmhouse believed to date back to 1540. The property sits within the quiet hamlet of Gawthrop, just a couple of miles from the village of Dent. The village of Dent offers a primary school, church, pubs, cafes, and a small grocery store. There are great commuting links from the nearby rail station in (Cowgill) and access to the M6 to the larger cities and towns.

Internally the property offers spacious accommodation and boasts character features throughout with exposed stone and beams, fireplaces and solid wood arched doorways. On the ground floor is a generous sized living room, dining room, fitted kitchen with pantry and downstairs wc. Upstairs are two large double bedrooms, a single and family bathroom. The property would benefit from modernisation, with new kitchen, bathroom, and overall décor.

Externally the property sits in a generous plot, with gently sloping gardens leading down to the river with established trees, various seating areas, and ample off-road parking. There is also attached to the main house, a single storey garage/hobbies room with potential to incorporate into the house subject to planning, a double garage/workshop, two storey stone outbuilding and timber chalet/hot tub room.

High Haycote offers huge potential for those seeking a work from home lifestyle or those looking for a country retreat. Video viewing available.

GROUND FLOOR

PORCH	Stone tiled floor. Two windows. Priory style front door.
LOUNGE	15' 6" x 15' 4" (4.72m x 4.67m) Lovely, characterful lounge. Fitted carpet. Feature fireplace housing AGA multi fuel stove. Radiator. Under stairs cupboard. Exposed stone, beams and feature stone arch though to the kitchen. Window with seat to the front overlooking the garden.
DINING ROOM	14' 6" x 12' 11" (4.42m x 3.94m) Steps leading up from the living room. Family sized dining room. Fitted carpet. Cast iron range fire. Radiator. Exposed stone and beams. Dual aspect windows.
KITCHEN	13' 4" x 10' 5" (4.06m x 3.18m) Stone tiled flooring. Range of wall and base units. 1 1/2 bowl sink. Electric cooker point. Plumbing for washing machine and dishwasher. Sandyford Sherlock range cooker (heats both the water and radiators). Window to rear.
PANTRY	8' 5" x 5' 8" (2.57m x 1.73m) Traditional stone pantry. Stone floor & shelving. Fuse boxes. Window to side.
REAR HALL	Useful for boots/coats. Vinyl flooring. Exposed beams. Door to rear. Window to side.
WC	Vinyl flooring. WC. Wash basin. Double glazed window to side.

High Haycote, Gawthrop

FIRST FLOOR

LANDING	Spacious landing area. Fitted carpet. Loft access. Feature stained glass window. Window with seat overlooking the garden.
BEDROOM ONE	15' 4" x 13' 0" (4.67m x 3.96m) Large master bedroom. Fitted carpet. Radiator. Exposed stone, beams, and stained-glass window. Dual aspect windows.
BEDROOM TWO	15' 11" x 11' 0" (4.85m x 3.35m) Front double bedroom. Fitted carpet. Radiator. Wash basin. Exposed stone and beams. Window with seat overlooking the garden.
BEDROOM THREE	11' 3" x 7' 6" (3.43m x 2.29m) Good size single bedroom. Fitted carpet. Radiator. Exposed beams. Window to rear.
BATHROOM	Large, family bathroom. Vinyl flooring. WC. Wash basin. Bath. Shower. Radiator. Exposed beams. Dual aspect windows.

OUTSIDE The property sits in a generous plot with a raised patio to the front, established trees and bushes and gently sloping lawned gardens leading down to the river. Ample parking private parking.

GARAGE/HOBBIES ROOM	15' 10" x 10' 5" (4.83m x 3.18m) Attached to the main house, currently used as a study/hobbies room. Radiator. Double doors to front. Window to side.
WORKSHOP/GARAGE	19' 11" x 17' 4" (6.07m x 5.28m) Large, double workshop. Double doors to front (x2). Velux roof lights. Two windows.
CHALET	11' 6" x 8' 10" (3.51m x 2.69m) Timber built chalet housing hot tub and walk in sauna. Double doors to front.
OUTBUILDING	12' 11" x 10' 0" (3.94m x 3.05m) Two storey, stone outbuilding attached to the neighbouring farm's barn. Currently used for storage and coal. Power and light.
AGENTS NOTES	The property is accessed through the neighbouring farmyard - joint ownership of the access. B4RN superfast broadband available. Septic tank drainage (located in neighbours' farmyard). Private spring water supply. Main's electricity.

High Haycote, Gawthrop

GENERAL

Photographs & Virtual Tours	Items in these photographs and tours may not be included in the sale.
Viewing	Ask for a video viewing first - In person viewings by appointment only. PPE must be worn at appointment. We aim to accompany viewings 7 days a week.
Local Authority	South Lakeland District Council
Planning Authority	Yorkshire Dales National Park (01969 652349)
Council Tax Band	Band should be confirmed by the Purchaser prior to purchase.
Tenure	Freehold

AGENT NOTES

J. R. HOPPER & Co. has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice.

OFFER PROCEDURE

J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition the Purchaser will be required to provide information regarding the source of funding as part of our Offer handling procedure

FINANCIAL ADVICE

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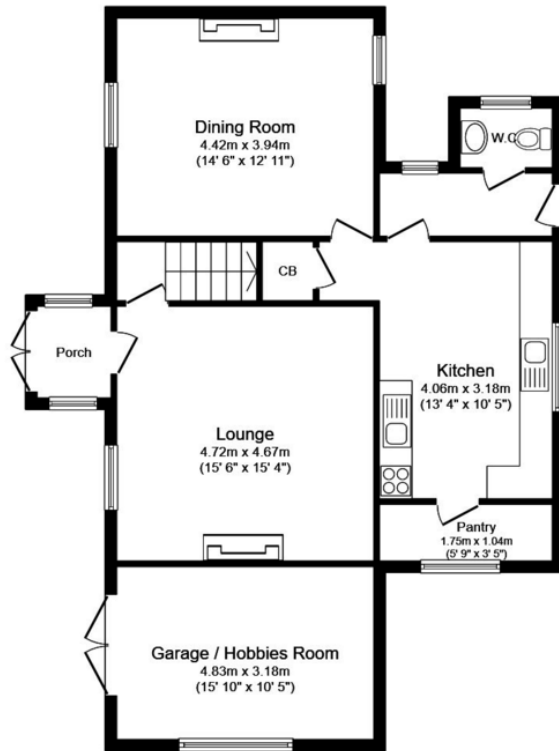
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ENERGY PERFORMANCE CERTIFICATE

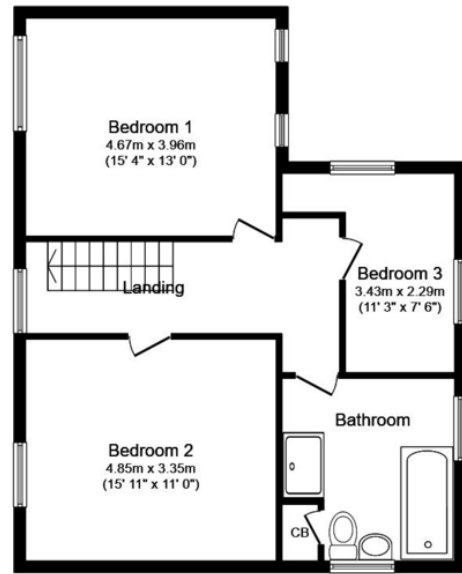
Property: High Haycote, Gawthrop, Sedbergh, LA10 5QH

Energy Efficiency Rating Current 22 Environmental Impact Rating Current 96

High Haycote, Gawthrop



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

High Haycote, Gawthrop

