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"For Sales In The Dales"
01969 622936

West Duerley Farm, Gayle



- Fantastic Small Holding With Huge Potential
- Recently Renovated Farmhouse
- Attached Cottage
- Open Aspect Views
- Rural Yet Accessible Location
- Two Large Barns
- Stables & Indoor Ménage
- Range Of Modern Outbuildings
- Approx 31 Acres Of Meadow & Pasture Land
- Viewing Highly Recommended

Offers Around £650,000



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West Duerley Farm, Gayle

DESCRIPTION

West Duerley Farm is a fantastic lifestyle opportunity located approximately 3 miles from the market Town of Hawes. The thriving Dales Town has a bustling community with a fantastic range of amenities and facilities for all ages including a primary school, church, supermarkets, numerous shops and the well know Wensleydale Creamery. It also offers a weekly market with fresh produce and an auction mart. There are also excellent road and rail links nearby to the larger Towns and cities.

The current owners have recently renovated the property. It now benefits from modern fixtures and fittings, double glazing, a boiler, water system and septic tank, all of which are new, yet it still retains its charm and character.

Internally the main house offers a newly fitted kitchen, two reception rooms, study and large utility room leading into the main barn. Upstairs there are three double bedrooms and the house bathroom. Attached to the main house is a two storey cottage with an open plan living/kitchen which has a wood burning stove. Upstairs there is a double bedroom and shower room.

Externally, there are two large barns one of which is attached to the main house and the other being detached. Both barns have potential to create further living accommodation subject to planning consent. (Please note there has been planning permission passed in the past to create a 2/3 bed dwelling on the detached barn). There is also a substantial modern steel framed building, stable and indoor ménage all of which have power and water. Across the yard is a hard standing area currently used as field shelters which also has power and water and could be converted to stables/shower block for camping all subject to relevant planning permissions.

The property sits in approximately 31 acres of pasture and meadow land.

West Duerley Farm an exceptional property with huge potential. Viewing highly recommended to appreciate what it has to offer.

FARMHOUSE

GROUND FLOOR

LIVING ROOM	12' 10" x 12' 4" (3.91m x 3.76m) Generous sized living room with double doors leading through to the kitchen. Oak flooring. Feature brick fireplace housing multi fuel stove. Built in alcove shelving. Radiator. Exposed beams. Door to front. Double glazed window to front with views over the yard and hills behind.
KITCHEN	9' 11" x 9' 1" (3.02m x 2.77m) Modern fitted kitchen. Oak flooring. Range of wall and base units with complementary Oak worktops. 1 1/2 stainless steel sink. Electric Cookmaster range with extractor hood over. Integrated fridge freezer and dishwasher. Door to rear. Double glazed window.
INNER HALLWAY	Fitted carpet. Turn staircase. Under stairs cupboard. Alcove shelving.

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**SITTING/
DINING ROOM** 12' 5" x 11' 6" (3.78m x 3.51m) Currently used as a snug, would accommodate family sized dining. Fitted carpet. Cast Iron fireplace. Radiator. Exposed beams. Double glazed window.

STUDY 8' 9" x 7' 9" (2.67m x 2.36m) Vinyl flooring. Door to utility. Frosted double glazed window.

UTILITY ROOM 22' 11" x 12' 3" (6.99m x 3.73m) Great space for muddy boots, wet coats and freezer/washing. Original shippon style stone floor. Plumbing for automatic washing machine. Doors to front and rear. Window.

FIRST FLOOR

LANDING Fitted carpet. Radiator. Double glazed picture window.

**BEDROOM
ONE** 13' 4" x 12' 9" (4.06m x 3.89m) Large double bedroom. Fitted carpet. Radiator. Built in cupboard. Exposed beams. Double glazed window to front with open views.

**BEDROOM
TWO** 13' 2" x 12' 2" (4.01m x 3.71m) Double bedroom. Fitted carpet. Radiator. Exposed beams. Double glazed window to front with open views.

**BEDROOM
THREE** 10' 0" x 9' 6" (3.05m x 2.9m) Double bedroom. Fitted carpet. Radiator. Exposed beams. Double glazed window to rear with open views.

BATHROOM 10' 2" x 8' 0" (3.1m x 2.44m) Recently fitted bathroom suite. Fitted carpet. WC. Wash basin. P-shape bath with overhead shower. Radiator. Frosted double glazed window.

COTTAGE

GROUND FLOOR

OPEN PLAN

LIVING/KITCHEN 22' 0" x 12' 10" (6.71m x 3.91m) Open plan living space with fitted kitchen. Fitted carpet. Wall and base units. Single drainer stainless steel sink. Space for electric cooker. Plumbing for washing machine. Under stairs cupboard. Multi fuel stove. Radiator. Exposed stone and shelving. Two double glazed windows to rear. Door to front.

FIRST FLOOR

LANDING Fitted carpet. Door to rear with access via a external stairwell. Exposed beams.

BEDROOM 11' 9" x 10' 0" (3.58m x 3.05m) Double bedroom. Fitted carpet. Two built in cupboards. Radiator. Double glazed window.

SHOWER ROOM Vinyl flooring. WC. Wash basin. Shower. Extractor fan.

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OUTSIDE

The property sits in its own grounds, with enclosed fore garden to the front and private patio to the rear. There is also three steel dog kennels and large gravelled yard for ample parking for vehicles/machinery etc.

ATTACHED OFFICE/WC

9' 5" x 6' 11" (2.87m x 2.11m) WC. Wash basin. Window.

ATTACHED BARN

38' 1" x 23' 3" (11.61m x 7.09m) Two storey barn. Recent works have been carried out including repointing, work on the roof and new windows. Feature double arch door to front. Arrow slit windows.

DETACHED BARN

20' 4" x 20' 3" (6.2m x 6.17m) Traditional two storey barn with historical arch to the rear, which would enjoy fantastic views looking down the valley. The barn has previously had planning permission to convert into a 2/3 bed dwelling. Next to the barn is a derelict stone outbuilding which could be used in renovation of the barn.

Both barns have great potential for additional living or holiday lets, subject to necessary consents and approvals by the Yorkshire Dales National Park.

GENERAL PURPOSE BUILDING

59' 11" x 20' 2" (18.26m x 6.15m) Large double height agricultural building. Power and water. Steel doors to front.

BUILDING ONE

41' 7" x 20' 2" (12.67m x 6.15m) Currently used as a feed store.

BUILDING TWO

41' 7" x 27' 0" (12.67m x 8.23m) Currently used as a tack room and four loose boxes.

BUILDING THREE

41' 7" x 48' 5" (12.67m x 14.76m) Currently used as a horse menage.

ADDITIONAL OUTBUILDINGS

Across the yard is a additional block of several field shelters with power and water. Which subject to relevant planning permissions could be converted into more stables/shower block etc.

LAND

Approximately 31 acres of land surround the property with a mix of pasture and meadow land.

AGENTS NOTE

Mains electricity. Private water supply (new installed filtration system with UV). New septic tank, double glazing and oil fired central heating throughout (newly installed boiler).

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GENERAL

Photographs & Virtual Tours	Items in these photographs and tours may not be included in the sale.
Viewing	By appointment. We aim to accompany viewings 7 days a week.
Local Authority	Richmondshire 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

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Buying your own home can be a complicated and confusing business especially with so many different schemes being offered by the High Street Building Societies and Banks. Why not find out which mortgage is best for you by speaking to our own **Independent Financial & Mortgage Advisor?** There is no obligation or cost and we can help even if you are buying from other agents. To make an appointment, please call – 01969 622936

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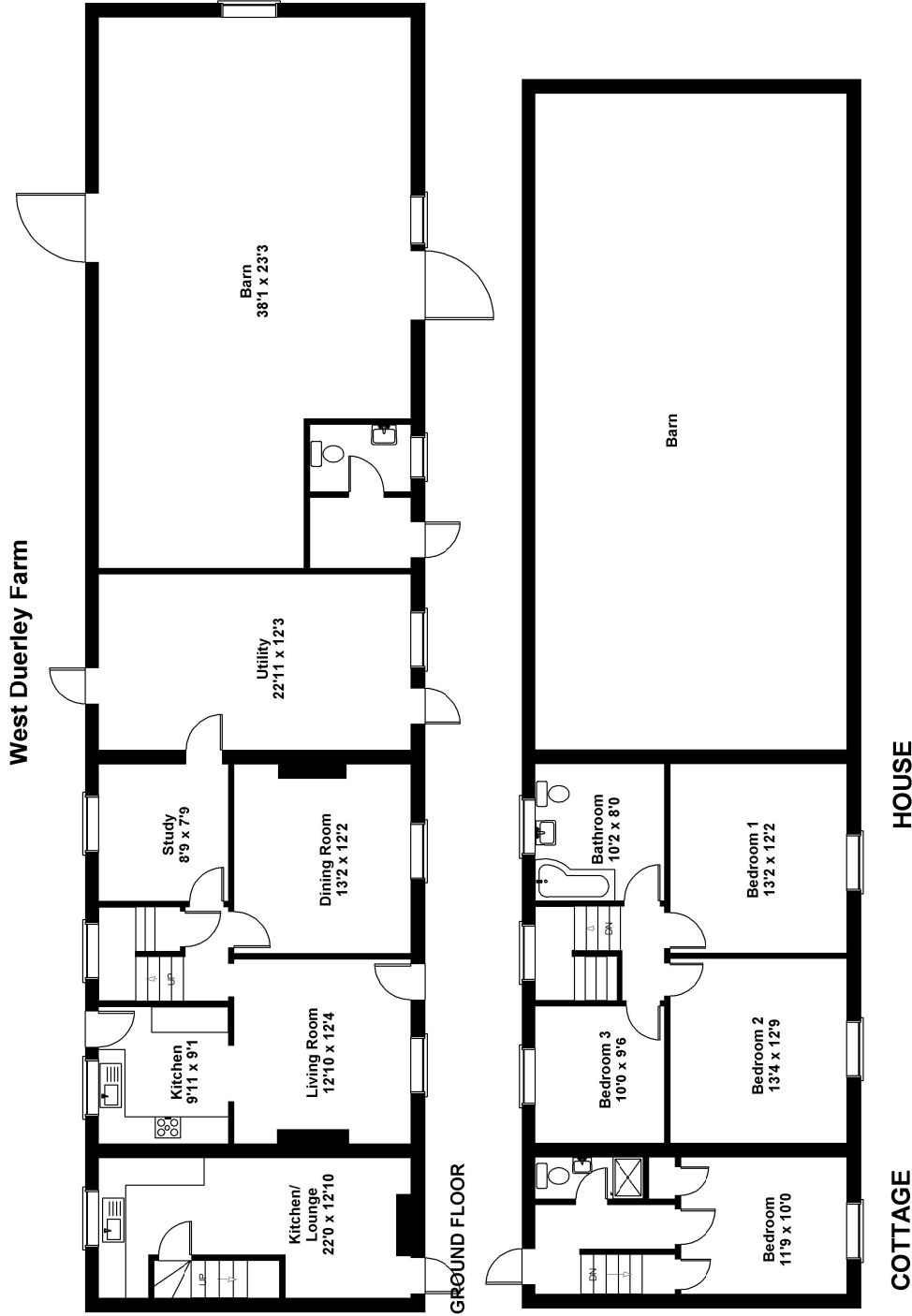
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ENERGY PERFORMANCE CERTIFICATE

Property: West Duerley Farm, Hawes, North Yorkshire, DL8 3SG

Energy Efficiency Rating Current 51 Environmental Impact Rating Current 39

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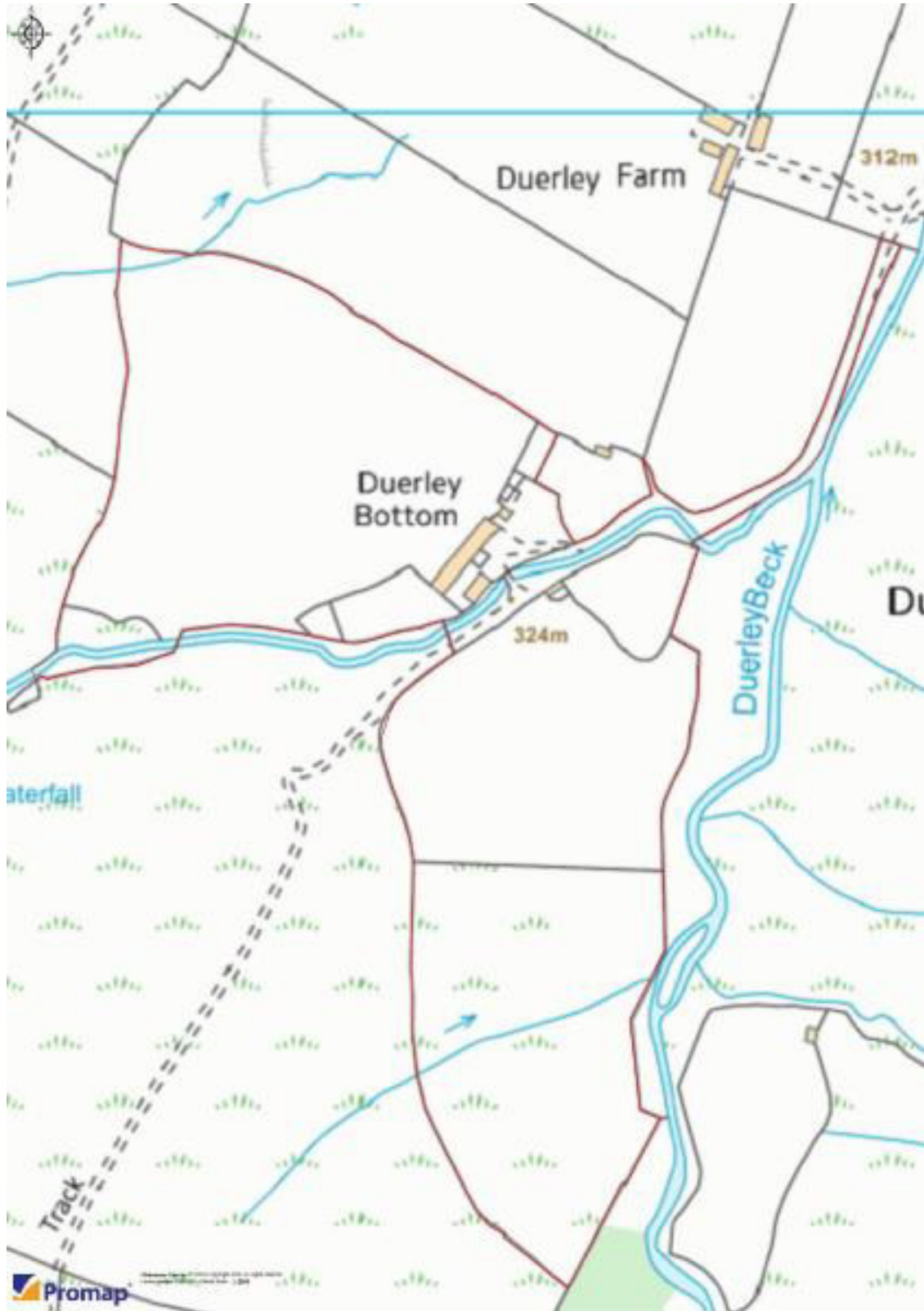


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2017

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