



A VERSATILE STONE BUILT PERIOD BARN

HAWKSWICK COTE COTTAGE, HAWKSWICK, SKIPTON, BD23 5PX

Freehold





Family kitchen and living room • sitting room • dining room • office and study • 7 bedrooms (inc 3 bed annexe) • 5 bathrooms • garden • garage and car port

Local information

Occupying an elevated site in beautiful Littondale, roughly halfway between the villages of Hawkswick and Arncliffe, just six miles north of Grassington. Very much in the heart of the Yorkshire Dales, backing onto open fields with far reaching views from many vantage points, this is a true rural retreat, yet only a short drive from an excellent range of local amenities in Grassington. There are numerous shops and public houses in the near area and a highly regarded school in nearby Kettlewell. Skipton is a commutable 14 miles to the south and benefits from a wider range of services, including two of the most highly rated secondary schools in the area.

About this property

Hawkswick Cote Cottage is one of a small collection of stone built character properties which stand at the end of a short driveway, centering around a large courtyard with ample parking and corresponding garaging around the perimeter. Believed to date from the early 1800's, this traditional Dales barn has been skillfully converted to form a well-proportioned family home, receiving a sizeable two storey extension around twenty years ago which has significantly increased the accommodation whilst creating a versatile three bedroom self contained annexe in the process.

With a total of seven bedrooms and numerous living spaces, this

is a large property with plenty of character but with a contemporary twist. The house has the benefit of a modern central heating system throughout and underfloor heating in the lobby, the timber sash windows are all double glazed. Each of the rooms are of near perfect proportion, all thoughtfully redecorated with numerous character features, including original beams, fireplaces and a striking oak staircase in the double height reception hall. The property is approached via a meandering driveway which serves a total of four properties which would have originally made up a substantial farmstead. Three of the properties stand around a central courtyard, predominantly owned by Hawkswick Cote Cottage, providing ample parking and turning space for numerous guests. The property also benefits from a separate garage, car port to one side and a parking bay at the far end of the house. The inviting cottage garden lies to the rear (east) of the house, extending the full length of the building, bound by a traditional drystone wall. laid predominantly to lawn with a mix of gravel and stone flagged pathways flanked by well stocked borders.

Tenure

Freehold

Viewing

Strictly by appointment with Savills







Hawswick Cote Cottage

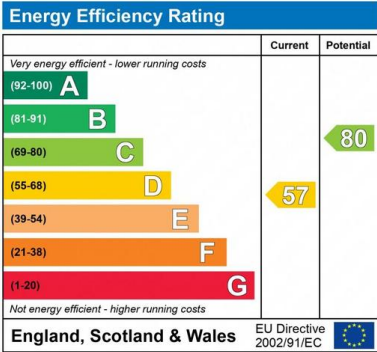
Gross internal area (approx) 407.05 sq m / 4381.45 sq ft
Garage 18.33 sq m / 197.30 sq ft
Carport 21.25 sq m / 228.73 sq ft
Total 446.63 sq m / 4807.48 sq ft



Ground Floor

First Floor

For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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