



Hawes, North Yorkshire

Offers Over £400,000





Hawes, North Yorkshire, DL8 3LS

Offers Over £400,000



4 Bedrooms



4 Bathrooms

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- Substantial country offering with generous living accommodation.
 - Comprising a semi-detached house, substantial agricultural outbuilding and a plot of 0.85 acres or thereabouts.
 - Excellent scope to use as a permanent home or holiday let providing excellent income potential
 - Set within the stunning backdrop of the Yorkshire Dales National park.





Set amongst beautiful open countryside, with views across the river and surrounding hills, Thwaite Bridge Cottage is a characterful and deceptively spacious stone-built home, together with agricultural building and substantial plot just a short drive from Sedbergh and Hawes. The property combines generous accommodation, traditional features and an enviable rural setting, together with a substantial detached barn and land to the rear.

Hawes, at the head of Wensleydale, offers an excellent range of everyday amenities including independent shops, cafés, pubs and restaurants, together with a weekly market and community facilities. Families are also served by Hawes Primary School, which provides nursery and primary education for the town and surrounding rural communities. In the opposite direction, Sedbergh provides a further range of shops, cafés and services and is particularly well known for Sedbergh School, the independent and highly regarded school.

The position offers the best of both worlds. A peaceful countryside setting from which to enjoy the Yorkshire Dales, while retaining convenient access to the facilities, schools and communities of both Hawes and Sedbergh.

Previously operated as holiday accommodation, the property offers considerable flexibility. It could continue to provide an attractive countryside retreat or holiday-let opportunity, while equally lending itself to life as a permanent family home.







Behind its traditional stone frontage the property provides well laid out and generous accommodation arranged over two floors. The ground floor has retained much of the character of a traditional Dales property, with stone flag floors, exposed details and fireplaces.

A welcoming entrance hall provides access to the principal reception spaces. The sitting room is a charming room with a stone fireplace and open fire, while a further lounge provides an excellent everyday living space.

The dining room is another particularly appealing reception room, centred around a stone fireplace housing a multi-fuel stove giving great flexibility for entertaining, family life, working from home or creating quieter sitting spaces.

At the heart of the house is an impressive breakfast kitchen, fitted with an extensive range of cupboards and integrated cooking appliances, it has ample room for a dining table and makes a sociable space for everyday use.

A useful pantry/store provides valuable additional storage. To the rear, the utility room serves equally well as a practical boot room, with a Belfast-style sink, laundry facilities and access outside. A ground-floor shower room completes the accommodation on this floor.





An impressive staircase leads to the first floor where four well-proportioned bedrooms can be found including a principal bedroom suite. Two bedrooms benefit from their own en suite shower facilities, making the arrangement particularly well suited to visiting family and guests or holiday accommodation. A spacious family bathroom, fitted with both bath and separate shower, serves the remaining bedrooms.





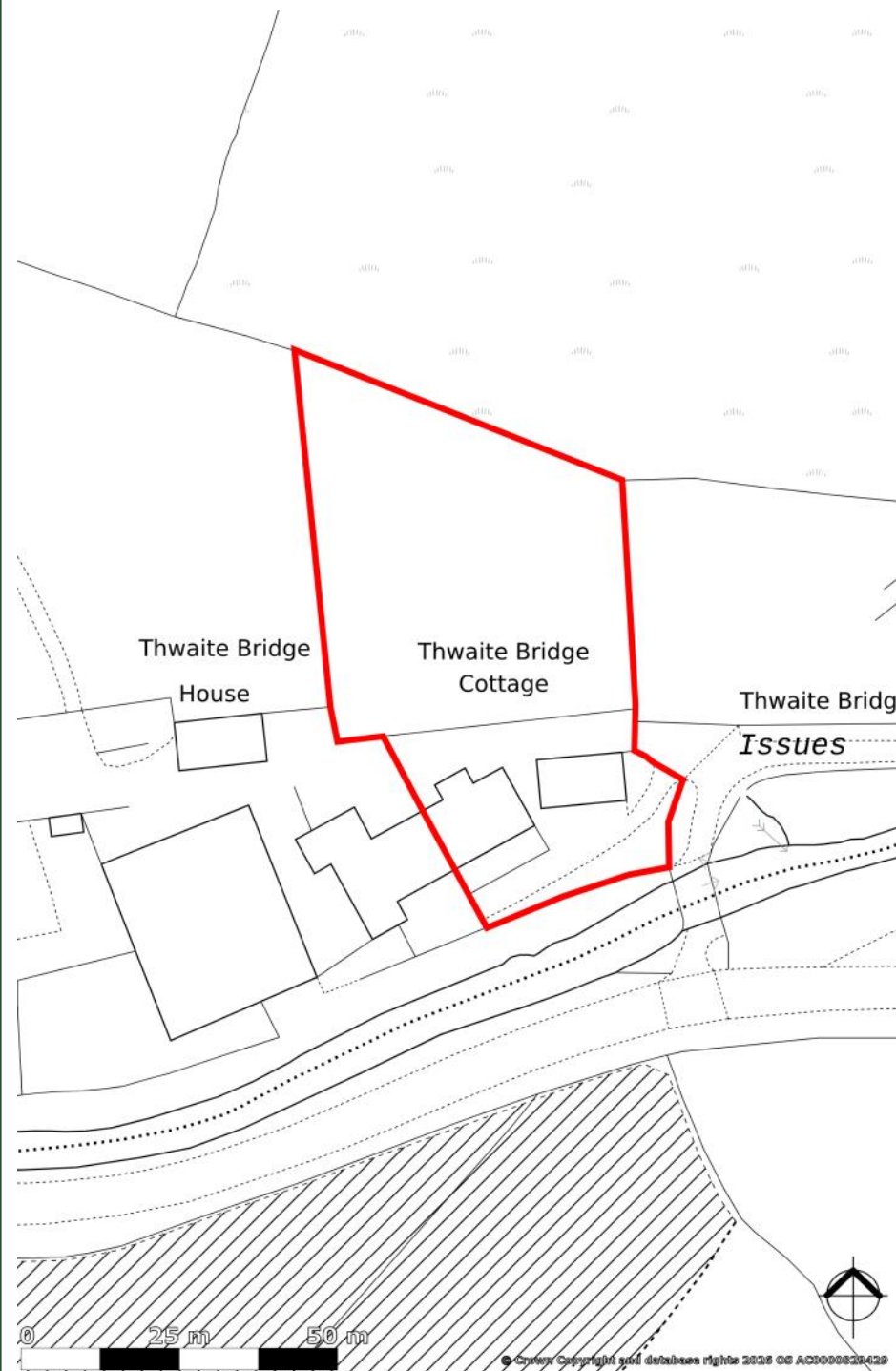


One of the defining features of Thwaite Bridge Cottage is its setting. To the front, a stone-flagged patio provides a delightful place for outdoor dining, morning coffee or simply sitting and enjoying the scenery. Beyond, the outlook opens towards the river and the rolling Dales landscape.

To the side is a substantial agricultural barn, measuring approximately, offering excellent storage. The building provides a valuable addition to the property and may offer further possibilities, subject to the gaining planning consents.

For those looking for additional outside space, beyond the property boundaries is a paddock area adding another dimension to the property. This space not only creates a wonderful backdrop, but is ideal for those seeking a home with genuine outdoor space. In all the plot extends to 0.85 acres.





General Remarks

Services – Private water with a filtration system in place and a backup borehole. Mains electric. Heating is via an oil fired system. Drainage is private, shared drainage system which we understand does **not** comply with the general binding regulations. There is scope for a new treatment plant to be installed on the land to the rear of the property.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: Freehold with Vacant Possession.

Council Tax: Band C

Local Authority: Westmorland & Furness Council

Construction: Stone under slate roof.

Parking: On site for several vehicles.

Restrictive Covenants : None as far as we are aware.

Conservation Area: The property is located in the Yorkshire Dales National Park

Easements, Wayleaves & Rights of Way : The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not. The property has a right of way over the entrance to the property. The neighbouring property also has the right of way over the rear of the property for access. There is a right of way to the front of the property for occasional use for the neighbouring property.

Flooding: The property is located within flood zone 1, meaning it has a low probability of flooding from rivers and the sea.

Planning Consents : None as far as we are aware.

Broadband: B4RN available and connected with Sky to the TV.

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Emma Hodgkinson (née Lewis) BSc (Hons) MRICS FAAV MNAEA telephone 01539 751993. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : ///multiples.amid.mysteries

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

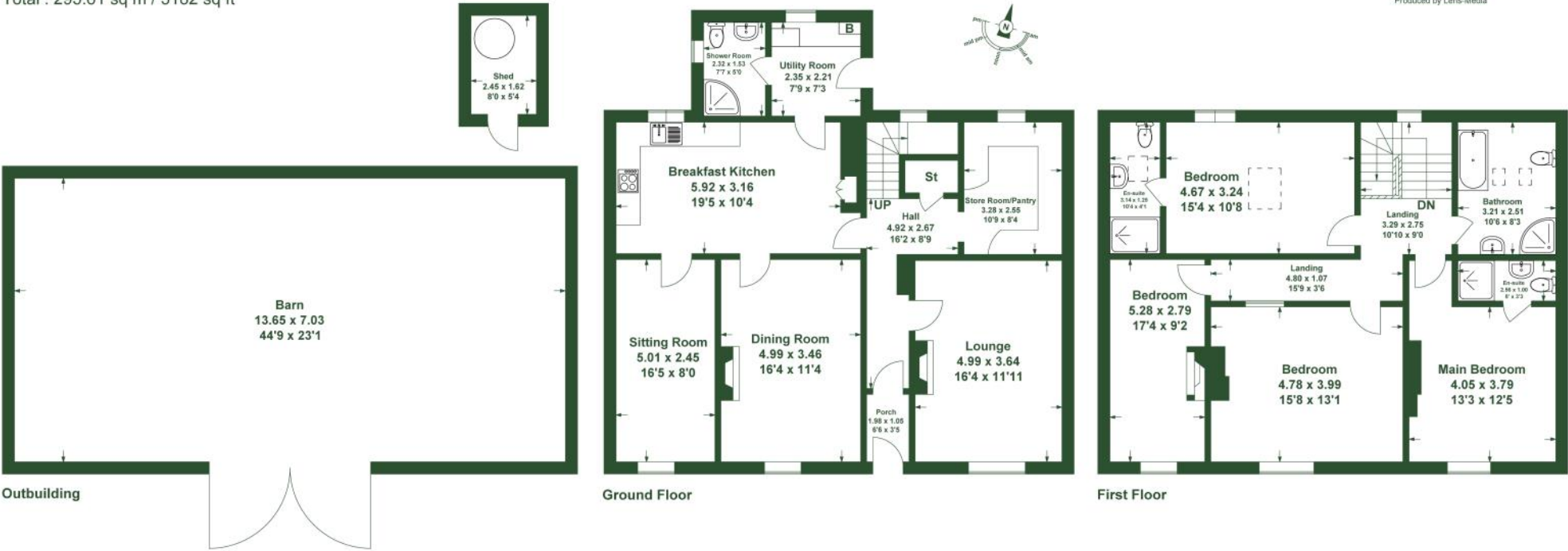
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.

SUBJECT TO CONTRACT.

IMAGES TAKEN SEPTEMBER 2026



Approximate Gross Internal Area : 195.69 sq m / 2106 sq ft
Outbuilding : 99.92 sq m / 1076 sq ft
Total : 295.61 sq m / 3182 sq ft



This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
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Amitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Amitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Amitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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