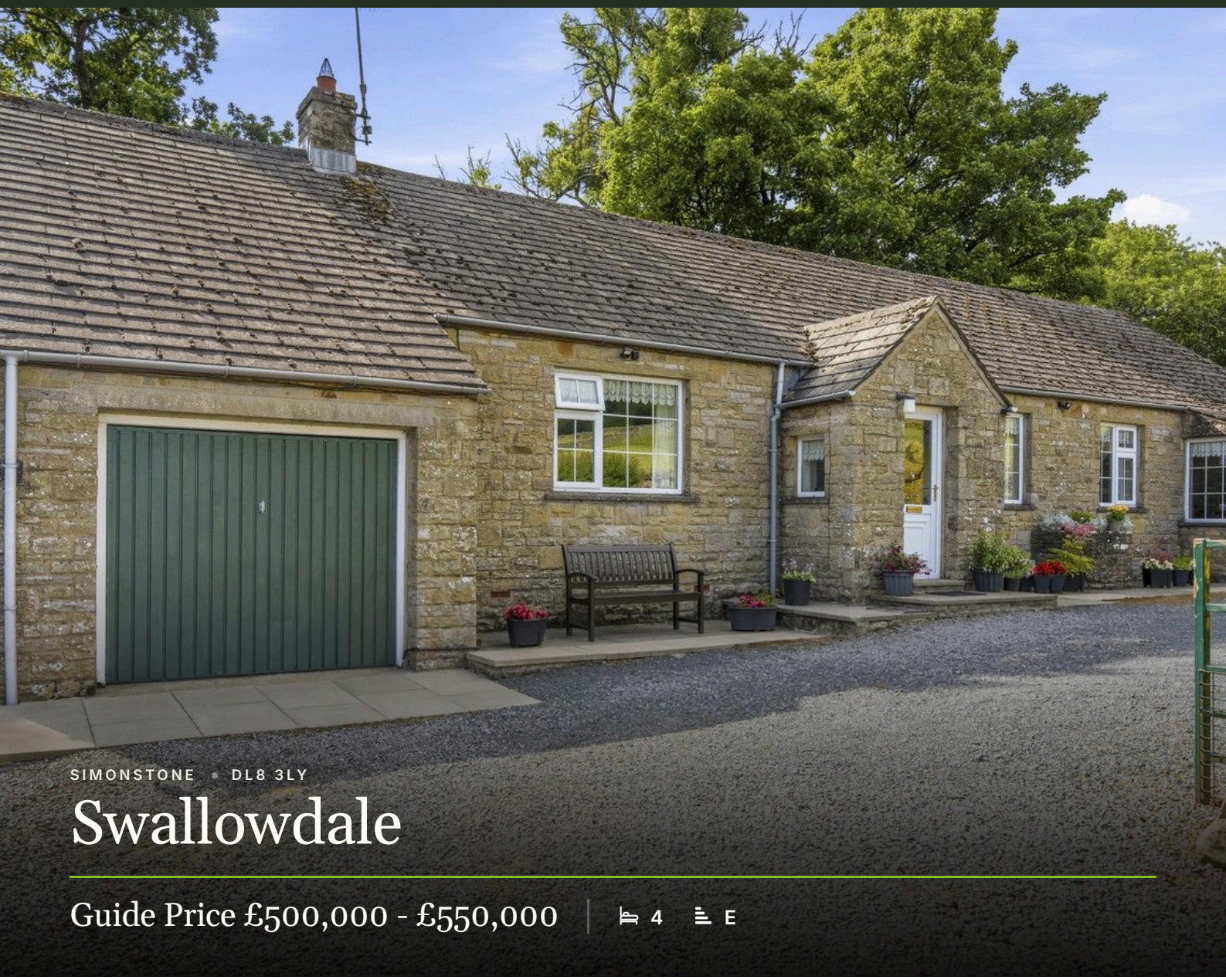
J.R. HOPPER & Co. Est. 1886



SIMONSTONE • DL8 3LY

Swallowdale

Guide Price £500,000 - £550,000

4 | E

AT A GLANCE

- Superb Detached Bungalow In An Idyllic Dales Location
- Set At The Foot Of Stags Fell With Stunning Views
- Spacious & Versatile Accommodation
- Large Living Room With Open Fire & Dining Area
- Well Appointed Kitchen
- 4 Bedrooms
- Potential For Annexe-Style Accommodation
- Private Garden & Patio With Countryside Views
- Ample Driveway Parking For Multiple Vehicles
- No Onward Chain

LEYBURN 01969 622936 | HAWES 01969 667744 | SETTLE 01729 825311 | KIRKBY STEPHEN 01768 258002

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THE PROPERTY

Superb Detached Bungalow In An Idyllic Dales Location

A superb detached bungalow in an idyllic location at the foot of Stags Fell, offering spacious and flexible accommodation with stunning countryside views.

Currently operating as a successful holiday let, this versatile property would make an ideal family home, retirement residence, or investment opportunity.

Swallowdale occupies a wonderful position within the attractive hamlet of Simonstone, just 2 miles north of the popular market town of Hawes. Set on the approach to the famous Buttertubs Pass, the property enjoys a peaceful rural setting with beautiful walks and outstanding views directly from the doorstep.

Hawes offers an excellent range of local amenities including independent shops, restaurants, tearooms, pubs, a primary school, church, chapel, indoor market and weekly outdoor market. The area is a popular destination for both residents and visitors, with local attractions including Hardraw Force waterfall, just half a mile away, and the renowned Simonstone Hall Hotel and public house close by.

The property provides spacious and adaptable accommodation throughout, comprising a welcoming entrance hall, large sitting room with open fire, family dining area, kitchen, family snug, four bedrooms comprising two doubles and two singles, house bathroom and separate shower room.

The integral garage provides excellent covered parking or workshop space, to the first floor of this area is a generous games room.

The property offers excellent flexibility and scope for further adaptation. Subject to the necessary planning permissions and consents, the accommodation could potentially be reconfigured to create annexe-style living space. There is also potential to incorporate a second kitchen, subject to the appropriate permissions, making it particularly well suited for a dependant relative, guest accommodation, home working or potentially as an additional income stream.

Swallowdale is currently run as a highly successful holiday let. The property can be sold as an ongoing concern, with contents available by separate negotiation.

The property benefits from oil-fired central heating and double glazing throughout.

Externally, the property is approached via a large driveway with gated access to both sides, providing ample parking for 3–4 vehicles. To the side is a private lawned garden and patio area, enjoying wonderful views towards Stags Fell. To the rear, the boundary extends into Shaw Gill woodland, with fencing installed for safety.

A rare opportunity to acquire a substantial bungalow in one of the Yorkshire Dales' most sought-after locations, offering exceptional flexibility and the potential for a variety of uses.

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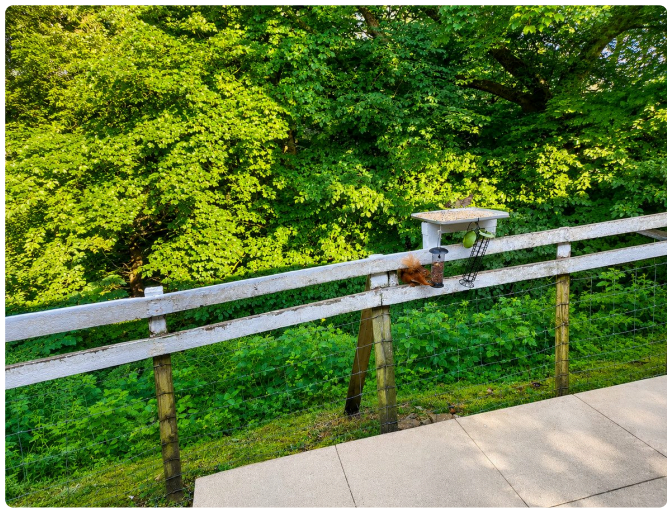
GALLERY

Every room, inside and out

Produced 7 October 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

GALLERY



REQUEST THE VIDEO VIEWING

Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through Swallowdale properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE
VIDEO VIEWING

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THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

Ground Floor

Porch

Fitted carpet. Coved ceiling. part tiled walls. Telephone point. Two windows over dual aspects. UPVC glazed external door to the front bringing in lots of natural light.

Entrance Hall

Step up from the Porch. Light entrance hall. Fitted carpet. Coved ceiling. Dado rail. Airing cupboard with immersion heating. Radiator.

Living Room

Large open living space. Fitted carpet. Coved ceiling. Space for dining table. Stone fireplace with open fire. TV point. 2 Radiators. Windows to the front and rear with views to Stags Fell.

Kitchen

Vinyl flooring. Part tiled walls. Good range of fitted pine wall and base units. Stainless steel sink and drainer. Electric oven, ceramic hob and extractor hood. Plumbing for dishwasher. Plinth heater. Wall mounted radiator. Window. Glazed UPVC external door to the rear.

Family Room

Fitted carpet. Coved ceiling. TV point. Wall mounted radiator. Window to the front with lovely views

Bathroom

Vinyl flooring. Tiled walls. Bath. WC. Hand basin. Shower cubicle. Radiator. Window to the rear.

Bedroom 1

Large, rear double bedroom. Fitted carpet. Coved ceiling. Wall mounted radiator. Window to the rear.

Bedroom 3

Front single bedroom. Fitted carpet. Coved ceiling. Wall mounted radiator. Window to the front with lovely view.

Rear Hallway

Step down from Entrance Hall. Tiled flooring. Coved ceiling. Downlights. Loft access. Radiator. Double French glazed UPVC external door to the side of the property.

Bedroom 2

Large front double bedroom. Fitted carpet. Coved ceiling. Wall mounted radiator. 3 Windows to the front with views to Stags Fell.

Shower Room

Tiled flooring. Coved ceiling. Downlights. Fully tiled walls. WC. Wash basin. Large shower cubicle. Radiator.

Bedroom 4

Small, rear bedroom. Fitted carpet. Coved ceiling. Wall mounted radiator. Windows to the rear and side. Plumbing is readily available should you wish to create a self-contained kitchen facility.

Utility Room

Useful utility room. WC. Wash basin. Plumbing for washing machine and tumble dryer. Stairs to the Games Room.

Garage

Concrete flooring. Up and over door. Radiator. Window to the side of the property.

Games Room

Good sized room. Loft access. Ideal study or games room. 2 Wall cupboards. Eaves storage. Window to the rear.

Outside

Parking

Large gravel parking area suitable for 4-6 vehicles. 2 gates allowing a drive through entry and exit.

Garden

Side garden is lawned a with patio area and stunning views to the front. To the rear is a flagged area and woodland strip to the rear and side. External oil fired central heating boiler and oil tank.

Agents Notes

Mains water and electricity. Private drainage. New waste treatment plant. Broadband: Basic- 13 Mbps. Superfast- 33 Mbps Flood Risk: Very low

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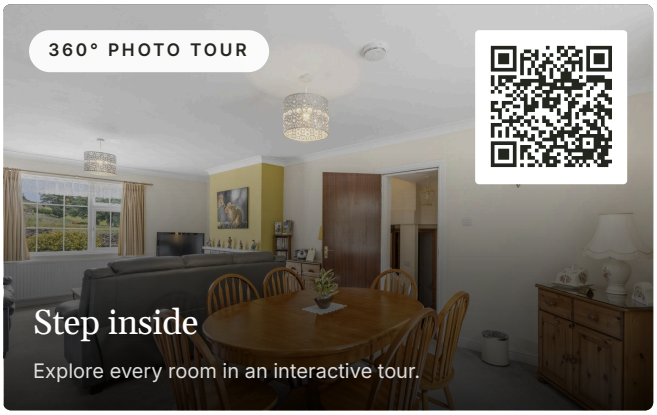
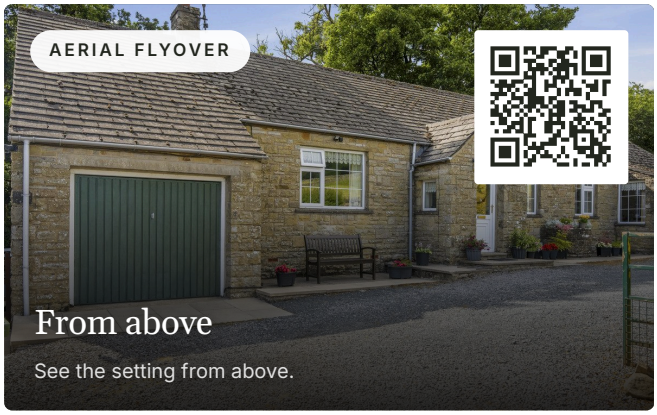
ONLINE ONLY

There's more on the website

Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.





DOCUMENTS & LINKS

EPC - 26th September 2021

PDF · 0.09 MB

“Set At The Foot Of Stags Fell With Stunning Views

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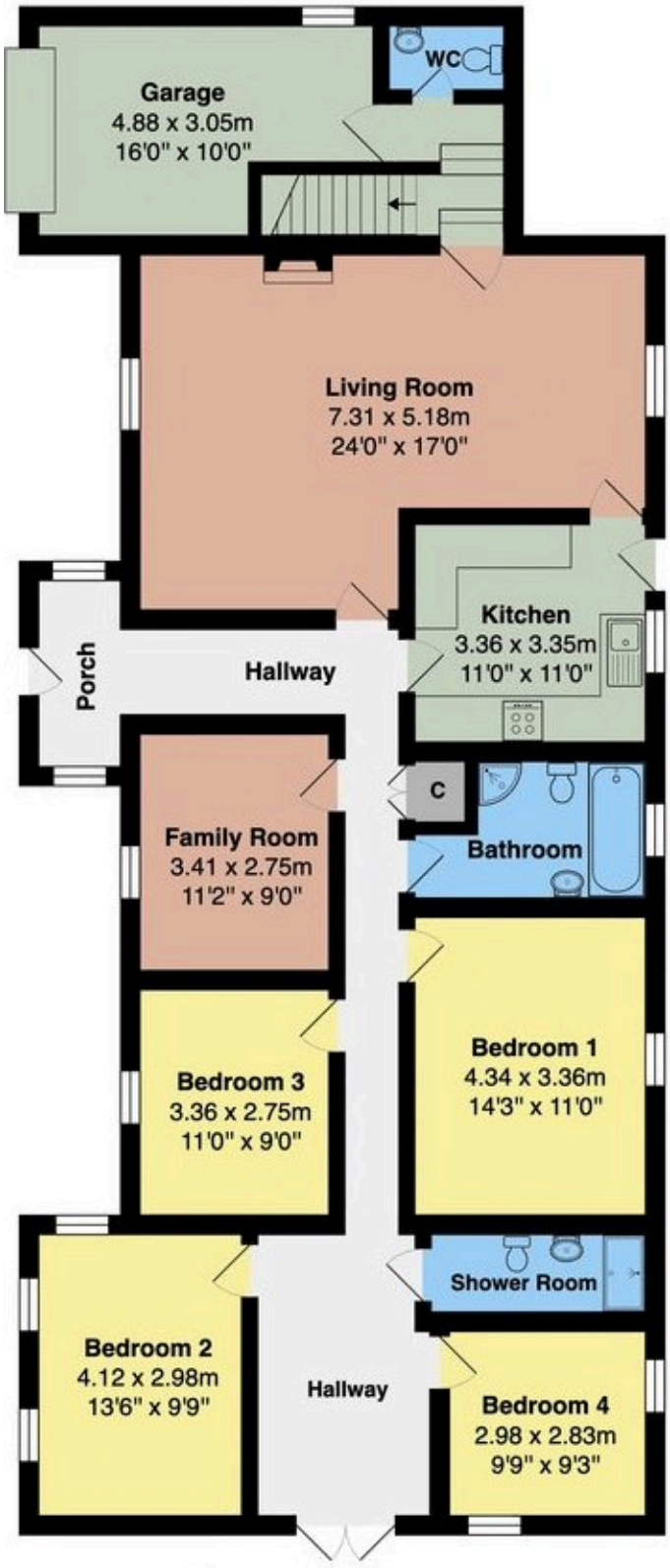
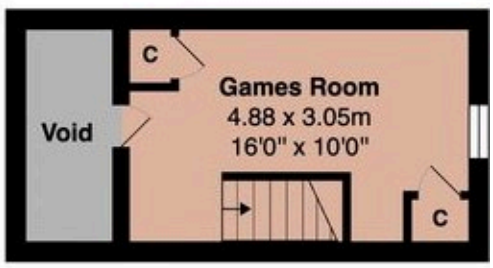
Swallowdale, Simonstone, Hawes DL8 3LY

Total Area: 183.6 m² ... 1977 ft²



Ground Floor

Area: 168.8 m² ... 1817 ft²



First Floor

Area: 14.9 m² ... 160 ft²

Floor plan produced for J.R. Hopper & Co by Abide Studios.
All measurements, floor areas, openings and orientations are approximate and provided for illustrative purposes only.
The plan is not to scale and has been prepared solely for marketing purposes.
Interested parties should make their own enquiries and rely on their own inspection as to its accuracy.

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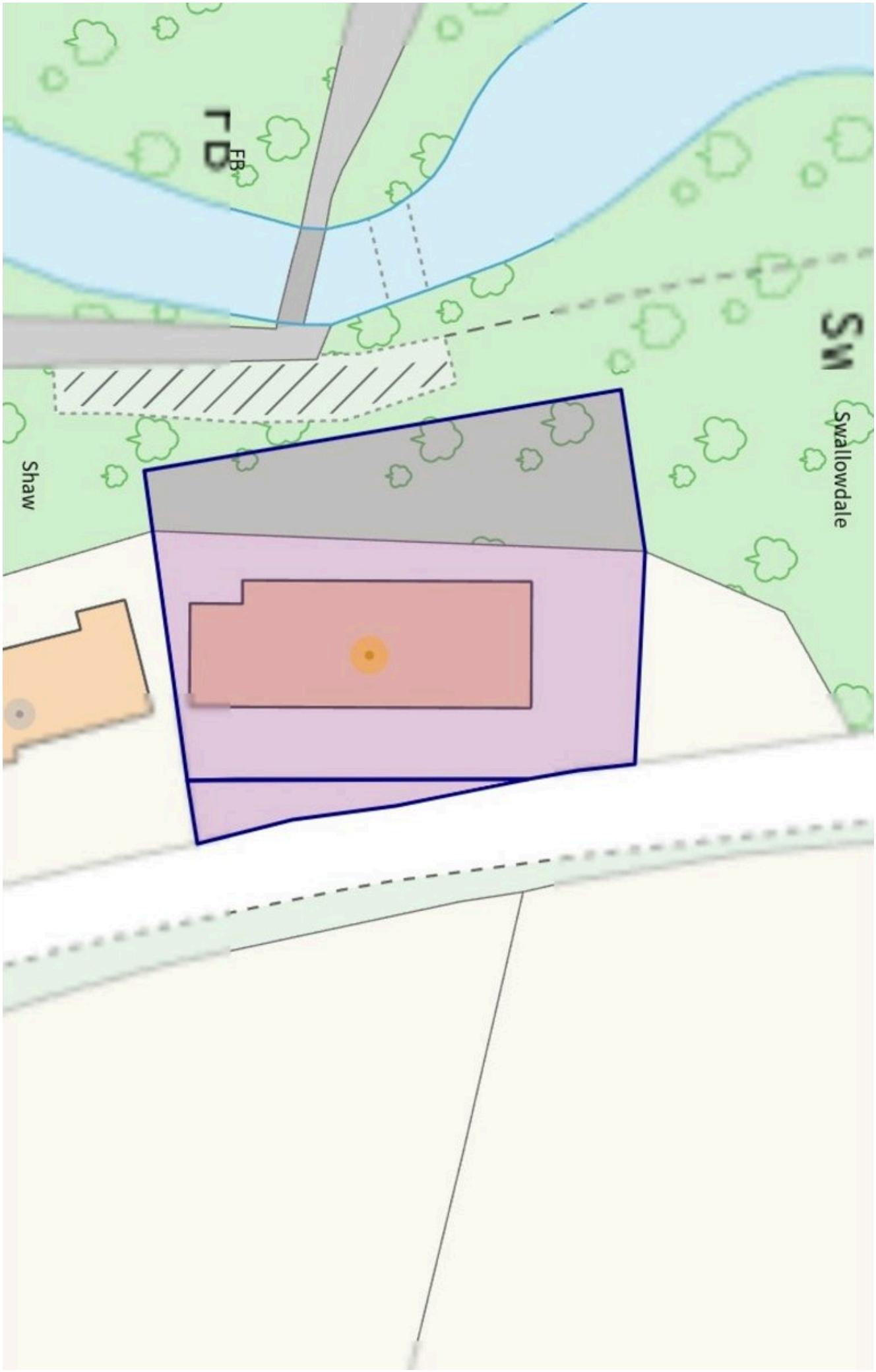

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