J.R. HOPPER & Co. Est. 1886



WIDDALE • DL8 3LX

# Hazel House

Guide Price £500,000 - £600,000 | 3 | F

UNDER OFFER

## AT A GLANCE

- Detached House With Barn In Rural Location
- Cosy Living Room With Log Burning Stove
- Traditional Farmhouse Kitchen
- Three Double Bedrooms
- Modern Family Bathroom
- Ample Parking For Multiple Vehicles
- Front & Rear Gardens
- Panoramic Views
- Chain Free
- Ideal Family Home, Holiday Retreat, Family Home or Investment Property


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THE PROPERTY

# Detached House With Barn In Rural Location

Hazel House is an exceptional detached and sympathetically renovated farmhouse, nestled at the foot of Widdale Fell in the heart of the Yorkshire Dales National Park—just three miles from the popular market town of Hawes.

Hawes is a vibrant market town located in Upper Wensleydale, offering a wide variety of independent shops, restaurants, traditional tearooms, and welcoming pubs. The town boasts a strong and active community with amenities including a primary school, church, and a well-used market hall. A weekly outdoor market adds to its charm, making it a year-round attraction for both residents and visitors. The surrounding area is renowned for its outstanding natural beauty, offering excellent walking opportunities and breathtaking views.

Hazel House offers a thoughtfully designed and spacious layout, blending traditional character with modern comforts. On the ground floor, the property features an entrance/utility room, a large walk-in pantry with original stone shelving, a cosy living room with a wood-burning stove, and a classic farmhouse kitchen opening into a welcoming dining area—perfect for family living and entertaining.

A beautifully handcrafted staircase leads to the first floor, which comprises two generous double bedrooms and a stylish, contemporary family bathroom. A second staircase leads to an additional room with an en-suite W/C, ideal as a guest suite, home office, or snug.

Set within a substantial wraparound plot, Hazel House enjoys panoramic views of the surrounding countryside. The grounds include a gated gravel driveway providing ample parking for multiple vehicles, a raised patio area for outdoor dining and relaxation, and a well-maintained lawn. To the rear is a small open field area adjoining the stream.

Attached to the main house is a striking double-height barn, offering exciting potential for further development, subject to the necessary consents.

Whether you're seeking a spacious family residence, a peaceful holiday retreat or a unique investment opportunity with scope for further enhancement, Hazel House is a truly rare and versatile offering in one of the most picturesque parts of the Dales.

“

*Cosy Living Room With Log Burning Stove*

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GALLERY

# Every room, inside and out













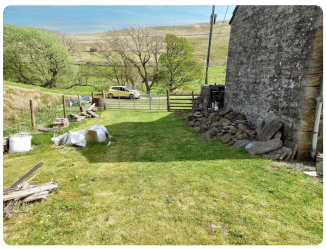




Produced 24 September 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy 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 Hazel House 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.

## 01 GROUND FLOOR

### Porch/Utility

Stone flagged flooring. Board & beam ceiling. Base units. Plumbing for washing machine. Belfast sink. Solid wood worktops. Part tiled walls. Heated towel rail. UPVC half glazed front door.

### Shower Room

Tiled flooring. Board & beam ceiling. Shower with power shower. Cast iron radiator. Frosted window to the front.

### Hallway

Stone flagged flooring. Cast iron radiator. Window to the rear.

### Pantry

Tiled flooring. Original stone shelves. Window to the rear.

### Living Room

Stone flagged flooring. Board & beam ceiling. TV point. Inglenook fireplace housing large wood burning stove on stone hearth. Cast iron radiator. Two windows to the front with views.

### Kitchen/Diner

Tiled flooring. Good range of solid wood base units with complimentary solid wood work surfaces. Oil fired ESSE Rayburn. Ceramic sink & drainer. Steps up to dining area. Two cast iron radiators. Four windows over three aspects all with views. Wooden door to the side of the property.

## 02 FIRST FLOOR

### Stairs/Landing 1

Bespoke wooden staircase with carpet runner. Window to side of the property. Frosted picture window into W/C.

### Snug/Bedroom Three

Solid wood flooring. Pitched board & beam ceiling. Airing cupboard. Two cast iron radiators. Two windows over two Solid wood flooring. Pitched board & beam ceiling. Airing cupboard. Two cast iron radiators. Two windows over two aspects with amazing views.aspects with amazing views.

### Ensuite W/C

Solid wood flooring. Pitched board & beam ceiling. W/C. Wash basin. Cast iron radiator. Frosted picture window to stairwell. this could easily be extended to a full bathroom or shower room.

### Stairs/Landing 2

Bespoke wooden staircase with carpet runner. Fitted carpet on the landing.

### Bedroom One

Large front double bedroom. Solid wood flooring. Board & beam ceiling. Stone alcove Cast iron radiator. Window with views to the front of the property.

### Bathroom

Modern family bathroom. Solid wood flooring. Board & beam pitched ceiling. W/C. Wash basin. Roll top bath. Cast iron radiator. Window to the side of the property.

### Bedroom Two

Front double bedroom. Solid wood flooring. Board & beam ceiling. Cast iron radiator. Window with views to the front of the property.

## 03 OUTSIDE

### Attached Barn & Shippon

Large shippon with recent new roof. Two storey attached barn.

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THE ACCOMMODATION

## 03 OUTSIDE

### Front

South facing gated and walled garden. Gravel area for parking for up to three vehicles. Flower beds. The stone wall marks the boundaries. Low maintenance lawned area with raised patio area for seating.

### Rear

Gate to unfenced area to the rear. Boundaries to the middle of the stream to the washing line pole. Septic tank. Grassed area currently grazed by sheep. Gated low maintenance concrete area. Oil tank. Drainage tracks. Stone steps to the rear of the barn. Grassed area over hardstanding at the side of the barn with gated access.

## 04 AGENTS NOTES

### Material Information

Mains electric. Oil central heating. Private water supply with a water treatment plant. Septic tank. Broadband: Basic 4 Mbps. Owners used Hazel House as a second property so no attempt to upgrade. Starlink will give a much faster service if required. Very low flood risk.

### ACCESS

Access via a private lane, over stream. Full vehicle right of way. Careful driving required. Please see viewing video!

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 - 12th May 2025

PDF · 0.10 MB

*“Traditional Farmhouse Kitchen*

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# First Floor

**Approx 76 sq m / 819 sq ft**

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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## Ground Floor

**Approx 126 sq m / 1354 sq ft**

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