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"For Sales In The Dales"



Hazel House, Aysgarth, Leyburn DL8
Guide Price £650,000 - £750,000

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Highlights

- Beautifully Presented Character Property In Sought After Village
- Recently Refurbished
- Traditional Stone Two-Storey Barn with Full Planning Permission offering Business Potential
- Three Double Bedrooms & Family Bathroom
- Cosy Living Room With Wood Burning Stove
- Well Appointed Dining Kitchen
- Converted Stone Outbuilding with electric & hard wired internet, perfect for a home office
- Ample Off Road Parking
- Walled Rear South Facing Garden & Paddock
- Ideal Family Or Multi Generational Home

Material Information

Postcode: **DL8 3AD**

Council Tax Band: **D**

Energy Performance Band: **D**

Local Authority: **North Yorkshire Council**

Description

Hazel House is a beautifully presented and recently refurbished character property, ideally situated in the heart of the highly sought-after village of Aysgarth. Combining traditional charm with contemporary comfort, this delightful home offers stylish and versatile accommodation in a picturesque Yorkshire Dales setting.

Aysgarth lies midway between the market towns of Hawes and Leyburn and is renowned for its welcoming community and scenic surroundings, including the famous Aysgarth Falls. The village provides a good range of local amenities, including two pubs/restaurants, a church, a doctor's surgery, petrol garage and a well-used village hall that hosts a variety of activities and events.

The accommodation at Hazel House is spacious, thoughtfully designed, and full of character, with clever storage solutions throughout. The ground floor features a practical boot room with stone-flagged flooring and plumbing for a washing machine – ideal for returning from countryside walks. This leads into a beautifully appointed dining kitchen with a built-in pantry cupboard, while the south-facing sunroom provides a bright and versatile space, perfect for home working or relaxation. The living room offers a warm and inviting atmosphere, centred around a wood-burning stove. On the first floor there are three generous double bedrooms and a modern family bathroom.

Externally, Hazel House enjoys an attractive position set back from the village green. To the front, there is parking for one vehicle, together with additional off-road parking on a gravelled driveway. The enclosed patio area at the front provides a low-maintenance outdoor space, while to the rear there is a beautifully landscaped garden laid to lawn with established shrubs and flower beds. The garden also features a summerhouse, currently used as a home gym, and an additional storage/utility room with electric and plumbing.

The property further benefits from a large paddock area which includes "The Piggery" and a part-converted barn with full planning permission for a two-bedroom holiday let. The Piggery has been fully refurbished by the current owners, providing an excellent home office, studio, or occasional guest accommodation.

Hazel House represents a rare opportunity to acquire a beautifully refurbished and versatile home in one of the Yorkshire Dales' most desirable villages. It would make an ideal family residence, multi-generational home, holiday retreat, or investment property in this outstanding location.



View our interactive brochure online for additional photos, videos, floorplans, maps and room descriptions.

Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • 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 • Viewings by appointment only.

