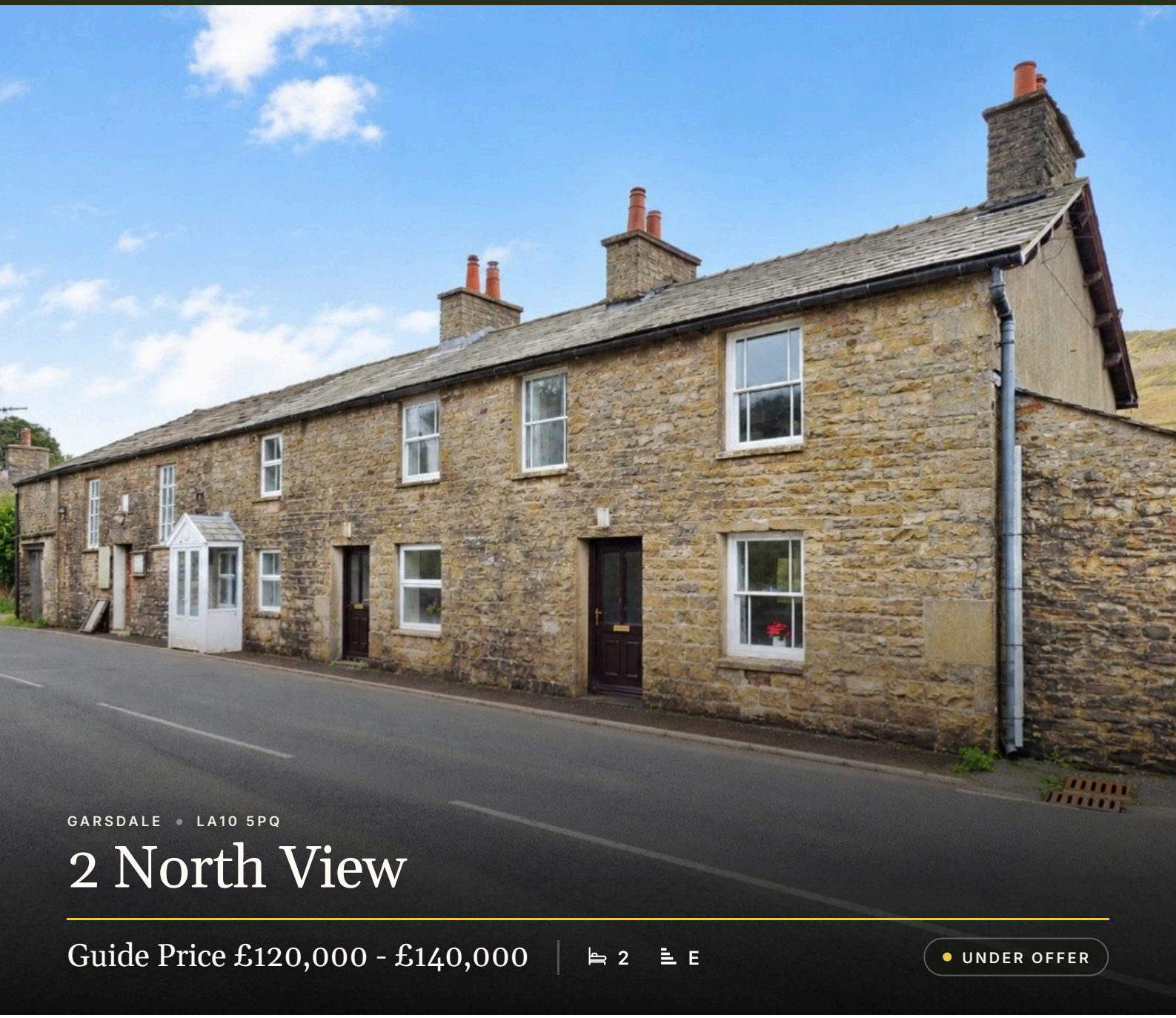
J.R. HOPPER & Co. Est. 1886



GARSDALE • LA10 5PQ

2 North View

Guide Price £120,000 - £140,000 | 2 | E

UNDER OFFER

AT A GLANCE

- Terraced Cottage in Small Hamlet Location
- Open Plan Living Kitchen Area
- Two Double Bedrooms
- House Shower Room
- Two Outbuildings
- Private Water & Drainage
- Electric Central Heating
- B4RN Broadband
- Ideal First Time Home, Holiday Retreat Or Investment Property

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

Central Chambers, Market Place, Leyburn, DL8 5BD · enquiries@jrhopper.com · www.jrhopper.com

THE PROPERTY

Terraced Cottage in Small Hamlet Location

2 North View is a charming mid-terrace cottage located in the peaceful hamlet of Garsdale.

The Garsdale Valley offers excellent links between North Yorkshire, Cumbria, and the Lake District. The popular market town of Hawes is just eight miles away and provides a good range of amenities, including shops, cafés, pubs, a doctor's surgery, and a primary school. Sedbergh, also eight miles away, offers similar facilities along with a secondary school and the renowned public school. Garsdale Head railway station, only a couple of miles from the property, lies on the famous Settle–Carlisle line and provides convenient connections to mainline stations, while the M6 motorway is within a half-hour drive. The surrounding countryside is ideal for walking directly from the doorstep, and the area is rich in wildlife, with regular sightings of red squirrels and a wide variety of birds.

The cottage offers well-proportioned accommodation arranged over two floors. On the ground floor, an open-plan kitchen and living room provides a bright, practical space with ample storage. Upstairs, there are two comfortable double bedrooms and a house shower room.

Externally, the property benefits from two useful outbuildings—one a former outside W.C. and the other a former coal store—both offering valuable additional storage.

2 North View would make an excellent first home, a peaceful holiday retreat, or a sound investment property.

Separate upper storage room also available.

“

Open Plan Living Kitchen Area

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Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L.B. Carlisle, E.J. Carlisle.

GALLERY

Every room, inside and out














Produced 6 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.

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

Kitchen

Vinyl flooring. Board and beam ceiling. Fully tiled walls. Good range of wall and base units with laminate worktop. Stainless steel sink. Space for freestanding oven and undercounter fridge. Under stairs storage cupboard with plumbing for washing machine. Window to the rear with far reaching views. UPVC glazed door to the rear.

Lounge/Diner

Fitted carpet. Fireplace with electric fire (could be opened). TV point. Built in storage cupboard. Radiator. Window to the front. UPVC glazed external door to the front.

02 FIRST FLOOR

Stairs & Landing

Turned staircase. Fitted carpet. Loft access. Built in storage cupboard.

Bedroom One

Front double bedroom. Fitted carpet. Radiator. Window to the front.

Shower Room

Vinyl flooring. Part tiled walls. W/C. Wash basin. Shower cubicle. Radiator. Frosted picture window to bedroom two.

Bedroom Two

Rear double bedroom. Over stairs airing cupboard. Radiator. Window to the rear with far reaching views. Frosted picture window to shower room.

03 OUTSIDE

Front

Low maintenance pathway.

Rear

Low maintenance pathway.

Outbuilding Former Outside W/C

Right of access through the field to get to this outbuilding. Stone flagged flooring. Window to the side. Wooden external door. Great storage space.

Outbuiding

Adjacent to the Old Chapel. Stone flagged flooring. Wooden external door to roadside.

04 AGENTS NOTES

Material Information

Private water supply from spring that supplies 8 properties - approx. £90 a year maintenance fee. Septic tank drainage with approx. £250 a year fee to farmer. Electric central heating. Flood Risk: Categorised as low risk with no known history of flooding. Broadband: Ultrafast 1000 Mbps - B4RN broadband.

Additional Notes

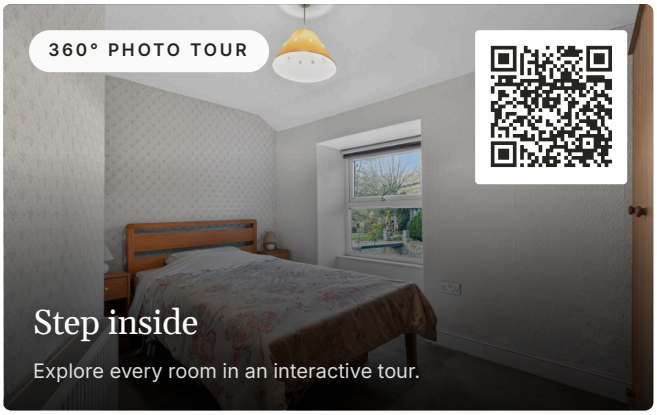
Access to the rear field for the purpose of hanging and drying washing.

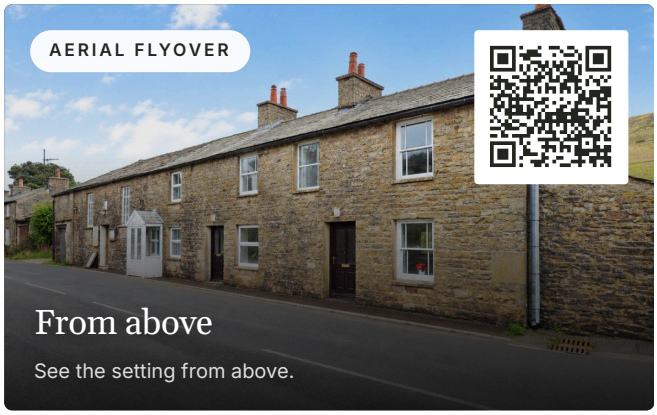
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ONLINE ONLY

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 - 1st December 2025

PDF · 0.10 MB

REQUEST THE VIDEO VIEWING

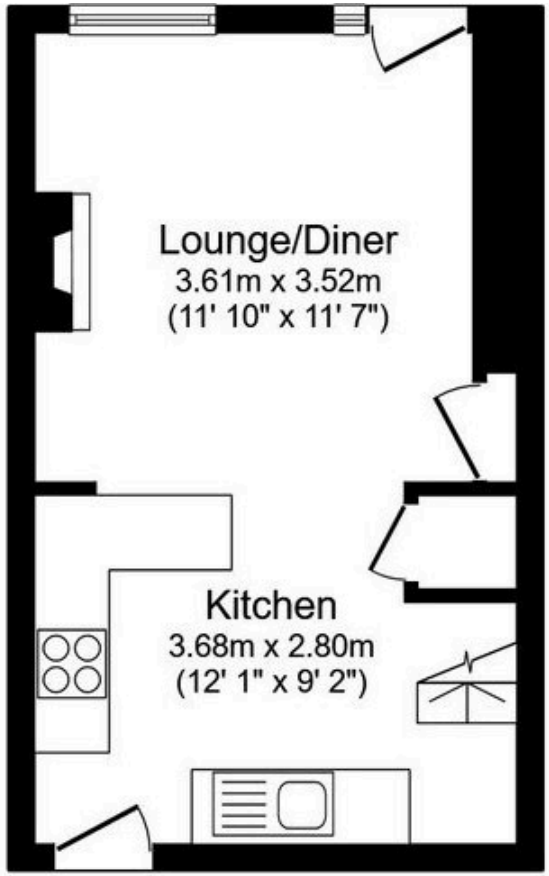
Interest piqued? Here's what's next.

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 2 North View properly, inside and out, room by room, pointing out every feature and every issue as they go.

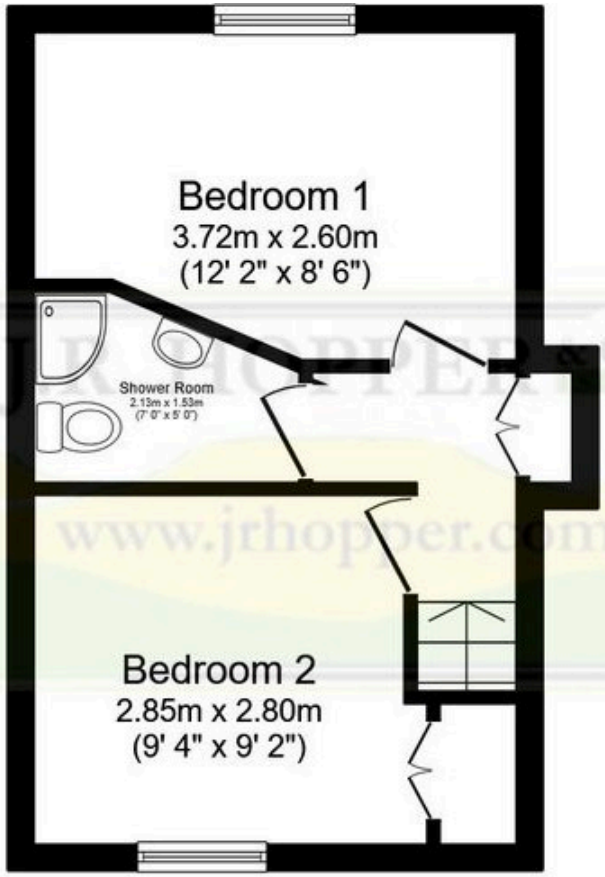
Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE VIDEO VIEWING

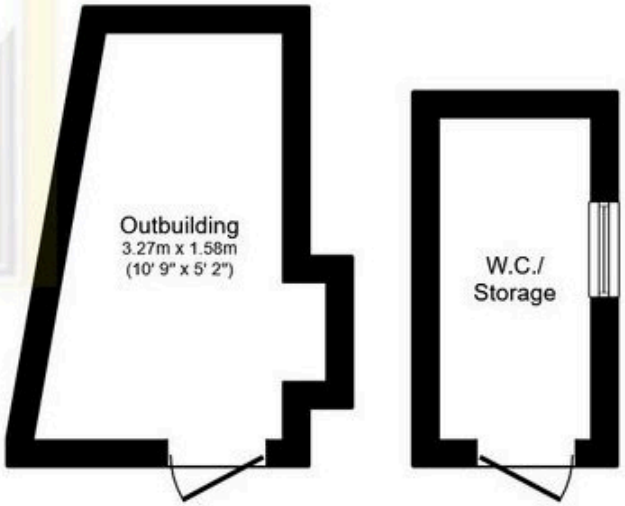
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Ground Floor



First Floor



Outbuilding

Total floor area 59.9 sq.m. (644 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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