J.R. HOPPER & Co. Est. 1886



ASKRIGG • DL8 3HN

Rook Cottage

Guide Price £230,000 - £240,000 | 2 | E

UNDER OFFER

AT A GLANCE

- Characterful Two-Bedroom Cottage
- Sought-After Village Location in the Heart of Askrigg
- Spacious & Versatile Accommodation Over Two Floors
- Private & Enclosed Patio Garden
- Stunning Views Across the Surrounding Dales
- Walking Distance to Village Amenities, Pubs & Countryside Walks
- Successful Holiday Let with Proven Investment Potential
- Ideal Holiday Home, Investment Property or Permanent Residence
- Chain Free

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

THE PROPERTY

Characterful Two-Bedroom Cottage

Rook Cottage is a charming two-bedroom cottage situated in the highly desirable village of Askrigg, at the heart of the Yorkshire Dales National Park.

Surrounded by stunning countryside and an extensive network of scenic walking routes, Askrigg is a picturesque and thriving village offering an excellent range of local amenities, including three welcoming public houses, a village shop, a historic church and a well-regarded primary school rated 'Good' by Ofsted. The nearby market town of Hawes, approximately five miles away, provides a wider selection of independent shops, cafés and everyday services.

The property offers spacious and characterful accommodation arranged over two floors. The ground floor comprises a well-appointed kitchen/dining room and a generous double bedroom with en-suite shower room. To the first floor is an impressive sitting room enjoying views across the surrounding Dales, together with a further double bedroom and a house bathroom.

Externally, Rook Cottage benefits from a delightful and private patio garden, creating a peaceful outdoor retreat.

Having operated successfully as a holiday let, the property presents an excellent opportunity for those seeking an investment purchase, a holiday home or a charming permanent residence in one of Wensleydale's most sought-after villages. All furniture, fittings and equipment are available to purchase by separate negotiation.

> *"Sought-After Village Location in the Heart of Askrigg*

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GALLERY

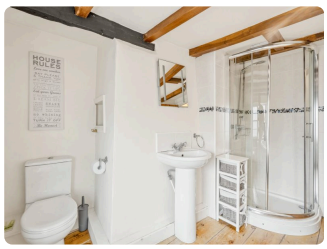
Every room, inside and out











Produced 24 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

Stone flagged flooring. Exposed beams. Stone alcove. Working Yorkshire range. Electric oven, hob & extractor hood. Integrated washing machine, dishwasher and fridge freezer. Radiator. Two windows. Wooden external door to the front.

Bedroom

Double bedroom. Fitted carpet. Exposed beams. Hatched cupboard. Two radiators. Two windows.

Ensuite Shower Room

Stone flagged flooring. Exposed beams. Extractor fan. W/C. Wash basin. Shower. Heated towel rail.

02 FIRST FLOOR

Landing

Stone staircase. Solid wood floor on landing. Exposed beams. Alcove. Two stone ledges. Three frosted windows. External door to patio garden.

Bedroom

Double bedroom. Solid wood flooring. Exposed beams. Loft access. Radiator. Window.

Bathroom

Solid wood flooring. Exposed beams. Extractor fan. W/C. Wash basin. Shower. Roll top bath. Heated towel rail. Vertical radiator. Window with window seat.

Living Room

Solid wood flooring. Exposed beams. Two alcoves. Log burning stove in stone fireplace. Radiator. Four windows with views. External wooden door to the front.

03 OUTSIDE

Patio Garden

Secret patio garden, accessed via the first floor. Flag stone patio with mature borders.

04 AGENTS NOTES

Material Information

Mains electrics, water & drainage. Oil central heating. Conservation Area: Askrigg. Flood Risk: Very Low. Broadband: Basic 16 Mbps. Superfast 37 Mbps.

Additional Notes

All furniture, fittings and equipment are available to purchase by separate negotiation.

> *Spacious & Versatile Accommodation Over Two Floors*

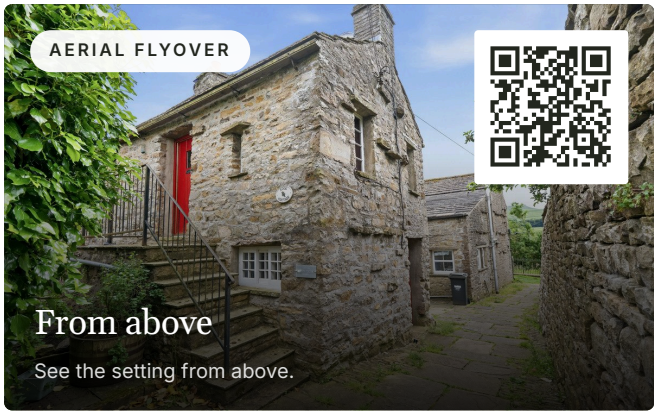
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ONLINE ONLY

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 - 6th July 2026

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 Rook Cottage properly, inside and out, room by room, pointing out every feature and every issue as they go.

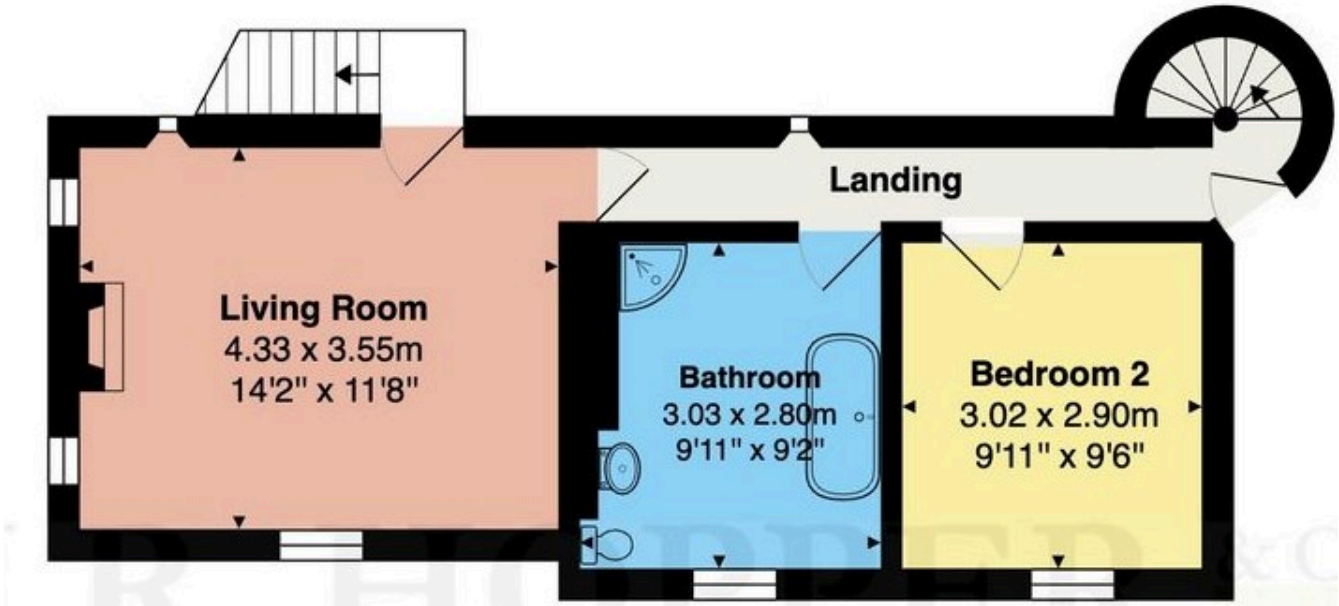
Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE VIDEO VIEWING

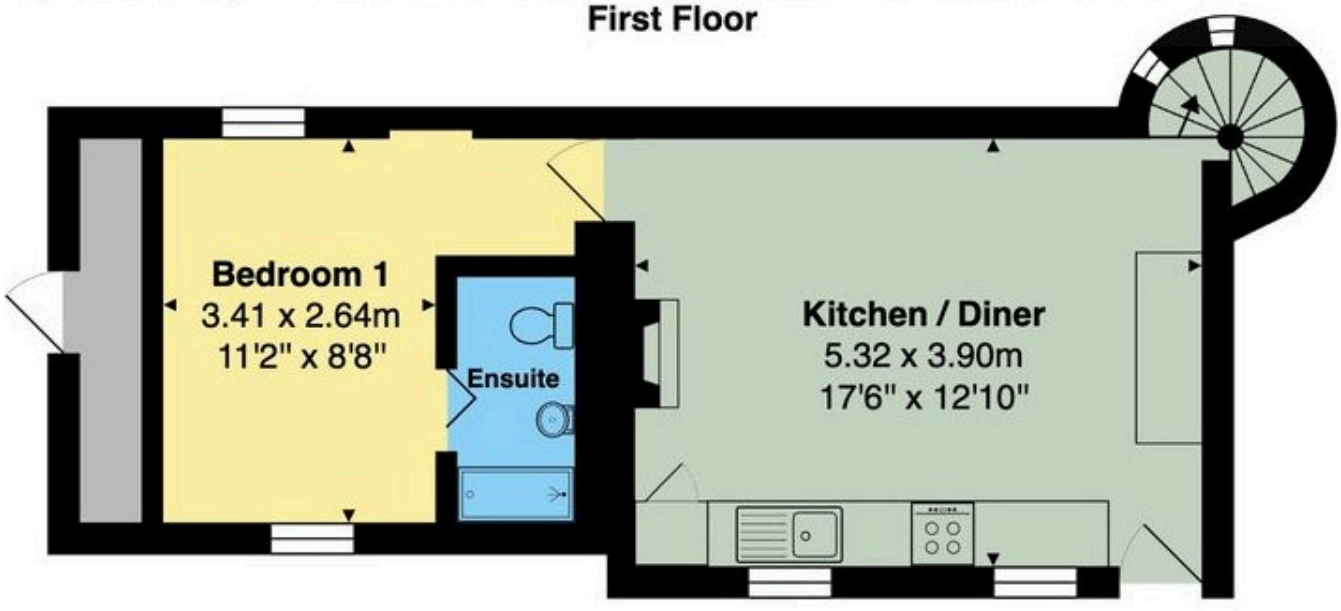
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Rook Cottage, Askrigg, Leyburn DL8 3HN

Total Area: 81.3 m² ... 875 ft²



First Floor



Ground Floor

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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