



BOUGHTERSHAW • BD23 5JR

Hazelbank Farm

Guide Price £380,000 - £420,000

3 F

AT A GLANCE

✓ Traditional Dales Farmhouse

✓ Rural Setting In Langstrothdale

✓ 3 Double Bedrooms

✓ Family Bathroom

✓ Farm House Kitchen & Utility Room

✓ Large Lounge & Character Dining Room

✓ Study/ Snug

✓ South Facing Garden To River

✓ Decked Patio With Lovely Views

✓ Off Road Parking

LEYBURN
01969 622936

HAWES
01969 667744

SETTLE
01729 825311

KIRKBY STEPHEN
01768 258002

Traditional Dales Farmhouse

Hazelbank Farm is a charming traditional Dales farmhouse occupying an idyllic position within the rural hamlet of Oughtershaw, in the heart of the unspoilt Langstrothdale Valley.

Nestled within the Yorkshire Dales National Park, Oughtershaw is renowned for its spectacular scenery, outstanding walking and cycling routes, and peaceful rural setting, whilst remaining conveniently accessible to the popular villages of Buckden, Hawes and Grassington.

Believed to date back to the 17th Century, Hazelbank Farm is a deceptively spacious character home that seamlessly combines period charm with modern comforts. Rich in original features, the property offers well-proportioned accommodation throughout. The welcoming entrance hall, complete with traditional stone flagged flooring, leads through to a beautifully appointed bespoke kitchen featuring granite worktops. There is a cosy snug, ideal as a home office or additional reception room, a delightful

dining room with a multi-fuel stove and attractive views across the garden, and a comfortable sitting room centred around a wood-burning stove, creating a warm and inviting atmosphere.

To the first floor are three generous double bedrooms, all enjoying a pleasant outlook, together with a well-appointed family bathroom.

Externally, the property enjoys a beautifully maintained south-facing rear garden, thoughtfully landscaped with mature planting, well-stocked borders, lawned areas and a paved seating terrace. The garden extends to a delightful decked area beside the stream, providing an exceptional setting in which to relax whilst taking in the stunning views along the valley. To the front of the property, a flagged area provides the benefit of off-road parking.

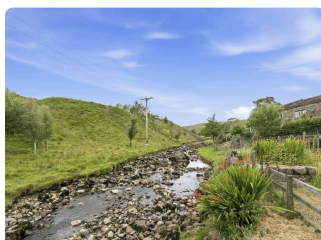
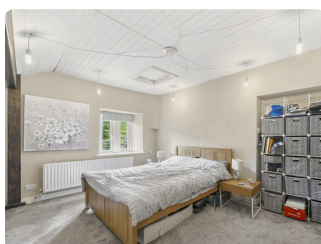
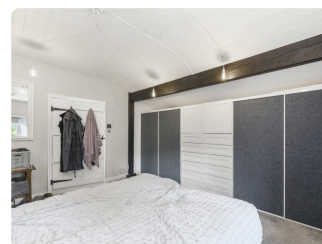
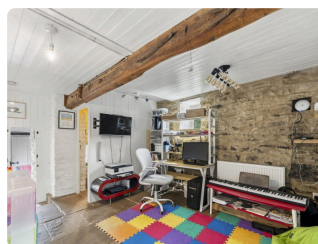
Hazelbank Farm presents a rare opportunity to acquire a delightful period home in one of the Yorkshire Dales' most picturesque and tranquil locations, ideally suited as a permanent family residence, a second home or an idyllic rural retreat.



*Rural Setting In
Langstrothdale*

GALLERY

Every room, inside and out



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

Entrance Hall

Flag stone floor. Ceiling beams. Exposed stone wall. Radiator. Internal window. Window.

Living Room

Wood floor. Ceiling beam. Stone fireplace housing multi fuel stove. Wooden mantle and flag stone hearth. Shelving. Radiator. Window.

Dining Room

Flag stone floor. Ceiling beams. Feature stone fireplace with multi fuel stove. Under stairs cupboard. Radiator. Window. Door to the garden.

Kitchen

Flag stone floor. Ceiling beams. Base units with granite worktop. Integrated dishwasher. Gas Range style oven. Butler sink. Window.

Snug

Flag stone floor. Ceiling beam. Exposed stone wall. Two radiators. Two windows.

WC

Utility Room

Flag stone floor. Ceiling beam. Storage cupboards. Stone nook. Electric radiator. Three windows. Door to the garden.

02 FIRST FLOOR

Landing

Fitted carpet. Loft hatch. Store cupboard. Radiator. Window.

Bedroom

Fitted carpet. Panelled ceiling. Loft hatch. Radiator. Window.

Bedroom

Fitted carpet. Ceiling beams. Loft hatch. Two windows. Storage heater. Radiator.

Bedroom

Fitted carpet. Loft hatch. Ceiling beam. Radiator. Window.

Bathroom

Vinyl floor. Bath, WC, basin and shower enclosure. Airing cupboard. Radiator. Window.

03 OUTSIDE

Garden

South facing garden. Paved seating area. Two raised decks overlooking the river. Two sheds. Lawn.

Parking

Driveway parking at the front of the property.

04 AGENTS NOTES

Services

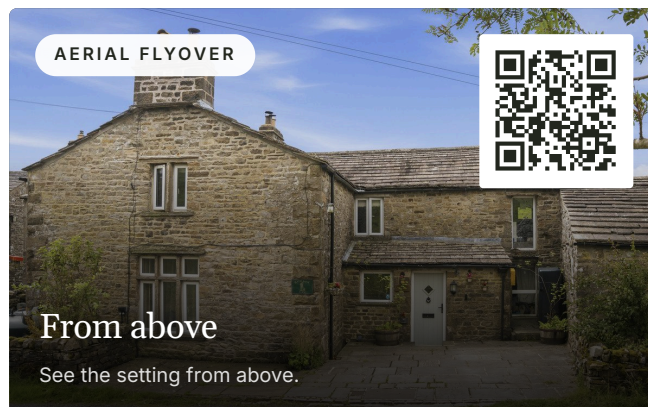
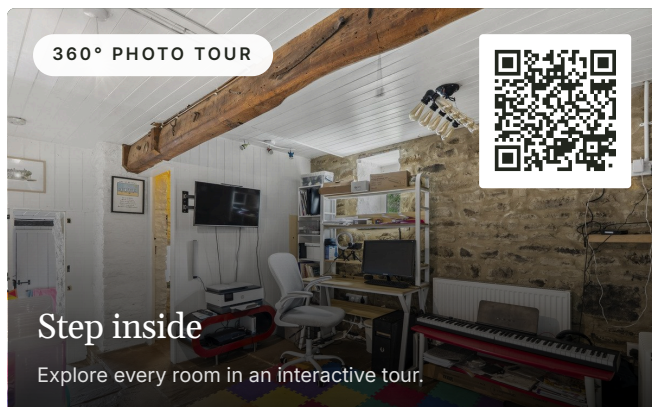
Flood Risk : Very low Broadband Basic: 1 Mbps

ONLINE ONLY

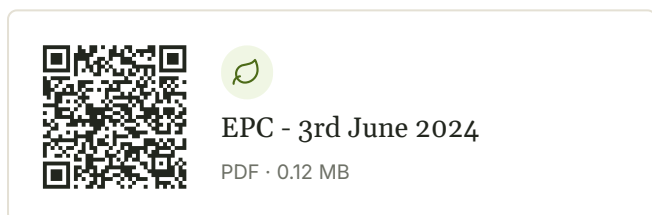
There's more on the website



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



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 Hazelbank Farm properly, inside and out, room by room, pointing out every feature and every issue as they go.

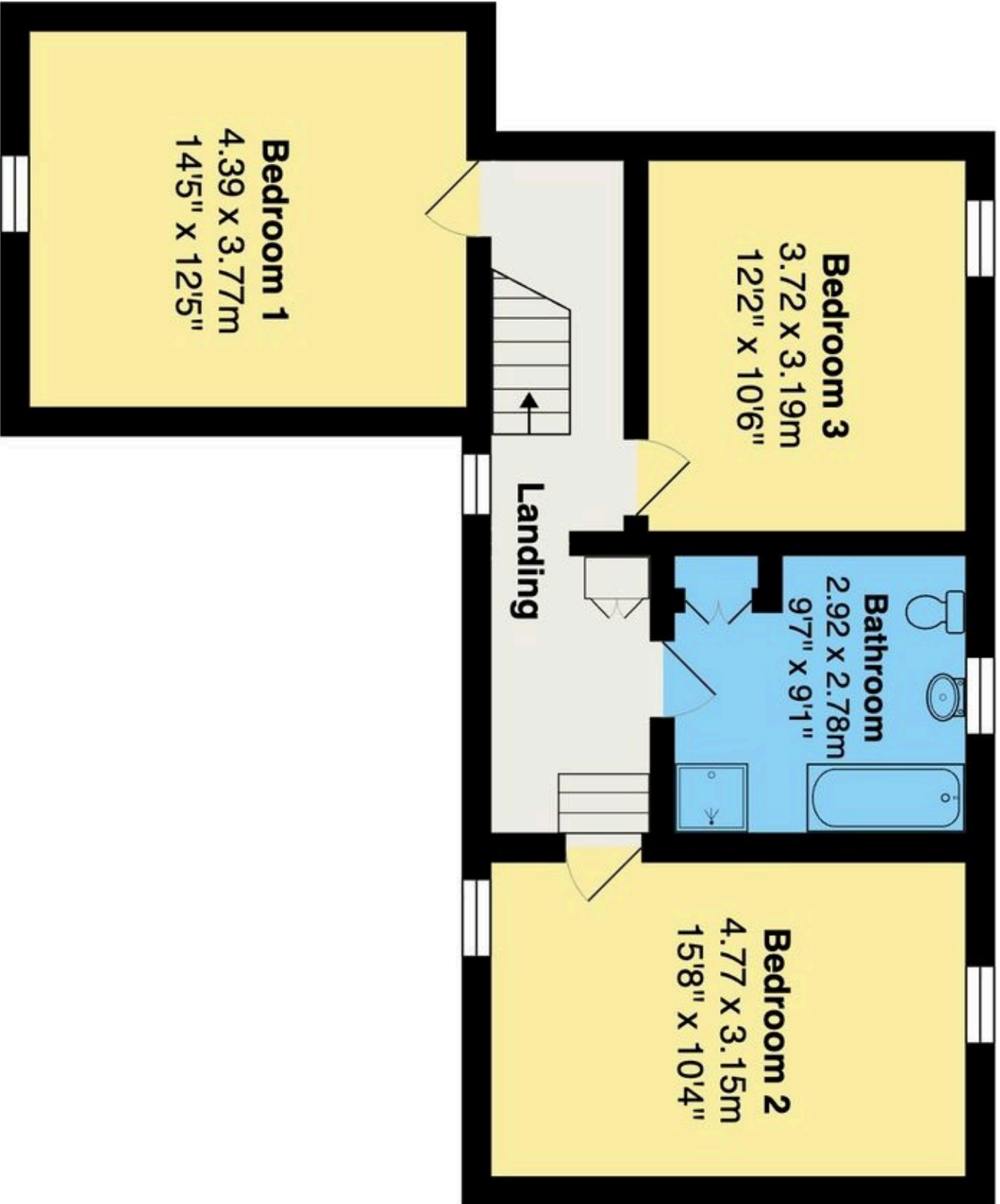
Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.



ASK FOR THE
VIDEO VIEWING



Ground Floor
Area: 82.6 m² ... 889 ft²



First Floor

Area: 65.9 m² ... 709 ft²

