



THE COTTAGE
Hawswick



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Hawkswick



COUNTRY LIVING...

The Cottage expertly combines country living and exquisite interiors. Surrounded by fields and fells, the quaint hamlet of Hawkswick guarantees peace and tranquillity to anyone lucky enough to call it home.

Nestled in the heart of the Yorkshire Dales, The Cottage combines rural charm with excellent connectivity, being just a short drive to stations and motorways.



WELCOME...

A cobbled driveway provides secure parking in front of the garage. Plants climbing the home's facade give a floral welcome. Step into the dining room to glimpse the beautiful interiors found throughout, such as the bespoke oak bookshelves that adorn this space. There's room to seat 8 - 10 dinner guests and a window seat offers views of the surroundings. The beams and oak floors enhance the home's character.





LIGHT-FILLED ROOMS...

The sitting room, spacious yet cosy, features hand-crafted walnut bookshelves by The Secret Drawer and a wood-burning stove. Coving decorates the ceiling and the TV hides in a pop-up unit, ensuring a relaxing environment.

Beyond is a versatile room, ideal as a playroom or study. It's perfect for storing toys or enjoying quiet moments with tea and magnificent views.



HEART OF THE HOME...

Sumptuous deep brown units are topped by white composite surfaces. A Miele double-oven system and warming drawer are ready to prepare your signature dishes. An induction hob with an integrated extraction system is positioned on the island, which provides additional workspace and seating. Underfloor heating gently warms the porcelain tiles, and there is space for a table bathed in natural light in the glazed section of the room, giving the perfect vantage point for the myriad of wildlife that visit the garden each day. Space for a sofa and the wood-burning stove creates a comfortable corner.



"We spend most of our time in the kitchen, cosy in front of the log burner, watching the birds in the gardens."





VERSATILE SPACES...

The garage is accessed via the traditional pantry, complete with stone shelving.

Across the hall is a utility room with plumbing for a washing machine and space for a tumble dryer. The underfloor heating makes it ideal for coat and boot storage after a long walk in the fells. There is also a useful WC.

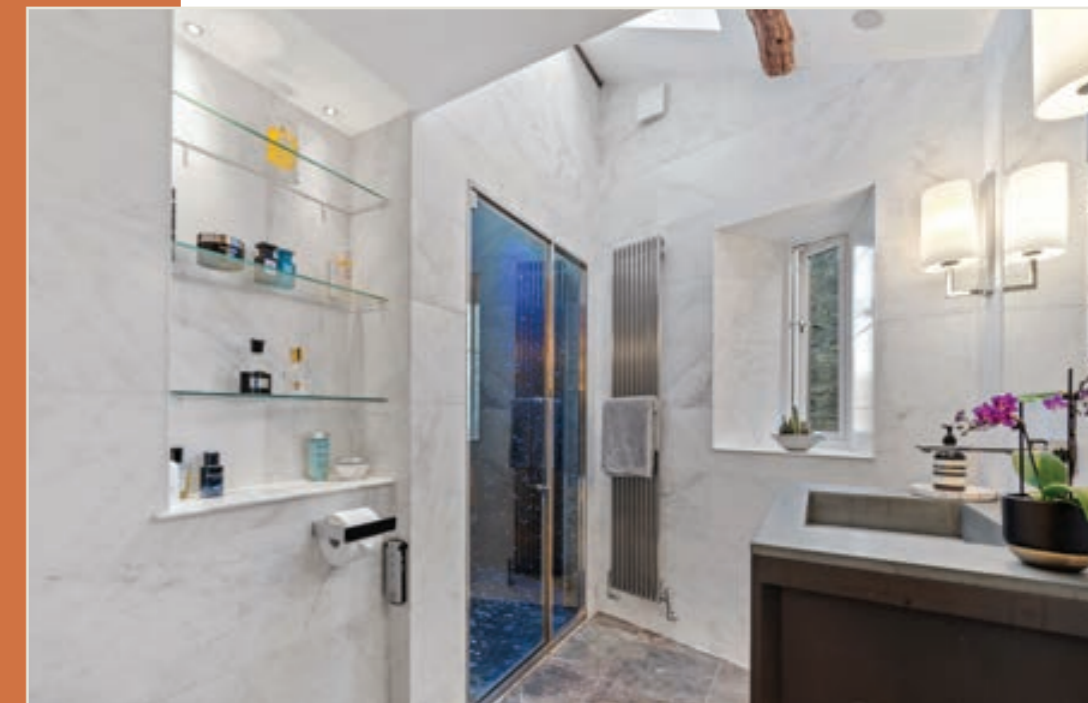
Climb the stairs to the landing, where wall-mounted and floor-level lighting creates a calming ambience.



A SUITE FIT FOR A KING...

The principal bedroom has a magnificent vaulted ceiling with exposed beams. Handmade wardrobes are built-in. The outstanding dressing room has handmade cabinetry, including illuminated shelving and a dressing table, perfectly positioned to benefit from the natural light at the window.

The shower room completes the suite, which has real wow factor. The stone wash hand basin is fitted into a vanity unit with an illuminated mirror behind. There is a WC and enormous shower, with mosaic tiling and mood lighting, a steam option and waterfall showerhead and 2 seats within. This en-suite is exceptional and offers the opportunity to have a spa day whenever you desire.





REST & REFRESH...

A large stone oval bath takes centre stage in this magnificent bathroom with a mosaic-tiled wall behind that follows the curve. The wash hand basin is moulded, with curves that mirror the bath; an excellent example of how the interior of this home has been so carefully put together. In a private corner with a glazed door is a WC and a separate walk-in shower.

The second bedroom has LED mood lighting and an ensuite shower room with a shower cubicle with a marble seat, a WC, wash hand basin in a vanity unit and built-in illuminated shelving.



BEAUTIFUL BEDROOMS...

The third bedroom has a built-in wardrobe with sliding doors and an en-suite shower room with a shower, a WC, and a wash hand basin in a vanity unit.

The fourth and final bedroom is a sophisticated guest room decorated with a rich teal accent colour. Bespoke wardrobes and a bookshelf are built-in. The ceiling is vaulted, and the exposed beams tower above the bed.





“I love to sit with a coffee in the kitchen and watch the birds early in the morning.”

GARDENS...

The patio wraps around the rear, with steps leading up to the various levels of the outside space.

There is a raised patio seating area, a vegetable garden ready to grow your own and a wildlife area with a pond that attracts frogs and dragonflies.

Finally, at the top of the garden you will find a timber garden room with a patio BBQ area. Double pocket doors open fully to allow an unspoilt connection with the patio area.



OUTDOOR SPACES...

Designed to an exceptional standard, this garden room is like no other. With heating, hot water and a shower room the garden room is finished to the same astounding quality as the rest of the home. Whether looking for somewhere extraordinary to work from with fantastic views, or somewhere for occasional guests to stay for a weekend, this is a valuable addition to this wonderful country home.



“The garden room is where we have BBQs or fire up the pizza oven. It’s so lovely to have this space in the long summer days.”



Total Approx. Floor Area 2674 Sq.ft. (248.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



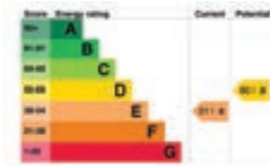
FINER DETAILS

- Detached period cottage (believed to date from c.1864)
- 4 bedrooms
- 5 bathrooms
- Open plan kitchen dining room, with separate utility
- Garden room (fully serviced) with en-suite & south-facing far-reaching views
- Driveway & integral garage with EV charger
- Set in the stunning Littondale in Yorkshire Dales National Park
- Short drive to Grassington (10 mins) & to Skipton (20 mins)



SERVICES

- Biomass heating, which current generates income from renewable heat incentive scheme
- Shared drainage
- Mains water & electricity



ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...


MILK:
 Kettlewell Village Store or SPAR at Threshfield (both 10 mins drive)


GYM:
 Long Ashes Park, Threshfield (10 mins drive)


CHEMIST:
 Grassington (10 mins drive)


WALK:
 There's a great 1 mile walk straight out of the back door up to a shooting hut at the top of the hill


TAKEAWAYS:
 Rozi's Curry House, Grassington; The Fish Shop, Grassington; Wood Pizza Van in Threshfield (Friday & Saturday)


LOCAL SCHOOLS:
 Kettlewell Primary School (Good); Upper Wharfedale School (Outstanding); in catchment for Ermysted's & Skipton Girls Grammar Schools


RESTAURANT:
 The Queens Arms, Litton; Grassington House; The Angel, Hetton (Michelin Star); The Craven Arms, Appletreewick


POI:
 Kilnsey Park (fishing); Grassington has a lively programme of events throughout the year; All Creatures Great & Small is filmed in Grassington & Arncliffe


PUB:
 The Falcon Inn, Arncliffe - made famous as The Woolpack original pub from Emmerdale


PUBLIC TRANSPORT:
 Bus: Wharfedale Packhorse runs between Skipton & Grassington; Train: Skipton station to Leeds (40 mins) & London (Mon-Fri daily direct service in 3hrs); Airports: Leeds Bradford (40 mins drive) & Manchester Airport (80 mins)



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presented by



/// WHAT3WORDS: vaulting.haven.defining

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