

Hawes 01969 667744  
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[www.jrhopper.com](http://www.jrhopper.com)

**J.R. HOPPER & Co.** EST. 1886  
Market Place, Leyburn  
North Yorkshire DL8 5BD

Bentham 01524 262044  
Settle 01729 825311  
London 02074 098451  
[leyburn@jrhopper.com](mailto:leyburn@jrhopper.com)

*"For Sales In The Dales"*  
01969 622936

## Grouse Hall, Garsdale



- Detached Property In Need Of Renovation
- Rural Yet Accessible Location With Panoramic Views
- Original Character Features
- 2 Reception Rooms
- Kitchen With Pantry
- 4 Bedrooms
- House Bathroom
- Attached Barn with Extension Potential
- Gardens To Front & Rear
- Ideal Project To Create A Country Home

## Offers Around £195,000



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# Grouse Hall, Garsdale

## DESCRIPTION

Grouse Hall is a character detached house set on a quiet lane in the valley of Garsdale. It sits in an elevated position enjoying panoramic views of the fells.

Garsdale is located just 7 miles from the popular Dales market town of Hawes with amenities such as shops, cafes, pubs as well as doctor's surgery and primary school. Similar amenities, as well as a secondary school and the renowned public school are available in Sedbergh, just 9 miles away. Garsdale Head railway station is a couple of miles away on the famous Settle-Carlisle line, giving connections to main line stations and the M6 motorway is within a 20 minute drive. There are excellent walks from the doorstep as well as a wide range of wildlife with red squirrels, deer and a variety of birds, being regular visitors to the area.

The house is in need of extensive renovation but will give a lovely home in a pleasant rural position. On the ground floor there are two well proportioned reception rooms and a kitchen with pantry/ store. Upstairs are four bedrooms, three doubles and a single and a house bathroom.

Adjoining the property but accessed from the outside is a stable which could be incorporated into the house to provide additional accommodation if required. Alternatively it could provide annexe accommodation subject to necessary planning permissions.

Outside there are attractive south facing gardens with stunning views over the valley and parking. To the front of the property is a pretty walled cottage garden.

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## GROUND FLOOR

<b>HALL</b>	Stone flagged floor, staircase and large understairs cupboard.
<b>SITTING ROOM</b>	13' 7" x 11' 10" (4.14m x 3.61m) Lovely light sitting room. Three windows on three aspects with views down the valley.
<b>LOUNGE</b>	15' 9" x 13' 3" (4.8m x 4.04m) Stone flagged floor, exposed ceiling beams, fireplace in stone surround. Windows to the front and rear with views.
<b>KITCHEN</b>	13' 11" x 10' 3" (4.24m x 3.12m) Concrete floor. Range of wall and base units with single drainer stainless steel sink. Door and window to the rear with views over the valley.
<b>PANTRY</b>	Small store with a small window to the front.

# Grouse Hall, Garsdale

## FIRST FLOOR

<b>LANDING</b>	Turned staircase with a large window to rear with lovely view over the valley. Two UPVC windows to the front. Night storage heater.
<b>BEDROOM 3</b>	12' 7" x 7' 9" (3.84m x 2.36m) Rear double bed. Feature cast iron fireplace. Sliding sash window to rear. (Partition wall between bedrooms 3 & 4 could be removed to create large double bedroom).
<b>BEDROOM 4</b>	12' 7" x 5' 9" (3.84m x 1.75m) Front single bed. UPVC Window to the front.
<b>BEDROOM 2</b>	10' 0" x 8' 6" (3.05m x 2.59m) Rear bedroom. UPVC Window to the rear.
<b>BATHROOM</b>	10' 6" x 8' 6" (3.2m x 2.59m) Good size bathroom. WC. Wash basin. Bath. Loft access. Airing cupboard. Wash basin. Window to the rear with views.
<b>BEDROOM 1</b>	14' 3" x 11' 0" (4.34m x 3.35m) Large double bedroom. Night storage heater. Window to the rear with views over Garsdale Valley. UPVC window to the front.

## OUTSIDE

<b>FRONT</b>	Enclosed cottage garden with lawn & well established shrubs and bushes.
<b>REAR</b>	Rear garden. Established shrubs. Trees. Panoramic views.
<b>STONE STORE</b>	Stone built garden store.
<b>BARN</b>	Attached stable. Cobbled floor. Original stalls. Loft above access via an external staircase. Small window to the rear. Wooden doors to front.

**AGENTS NOTES** Private water supply and septic tank drainage.

# Grouse Hall, Garsdale

## GENERAL

<b>Photographs &amp; Virtual Tours</b>	Items in these photographs and tours may not be included in the sale.
<b>Viewing</b>	By appointment. We aim to accompany viewings 7 days a week.
<b>Local Authority</b>	South Lakeland District Council
<b>Planning Authority</b>	Yorkshire Dales National Park (01969 652349)
<b>Council Tax Band</b>	Band should be confirmed by the Purchaser prior to purchase.
<b>Tenure</b>	Freehold

## AGENT NOTES

J. R. HOPPER & Co. has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice.

## OFFER PROCEDURE

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

## FINANCIAL ADVICE

Buying your own home can be a complicated and confusing business especially with so many different schemes being offered by the High Street Building Societies and Banks. Why not find out which mortgage is best for you by speaking to our own **Independent Financial & Mortgage Advisor**? There is no obligation or cost and we can help even if you are buying from other agents. To make an appointment, please call – 01969 622936

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

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## ON THE MARKET

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## J. R. HOPPER & Co.

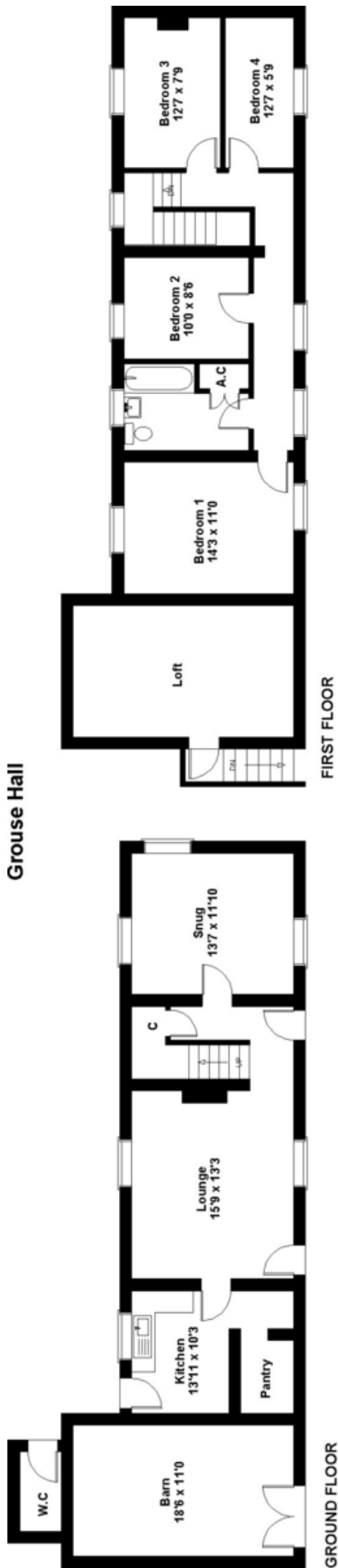
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## ENERGY PERFORMANCE CERTIFICATE

**Property:** Grouse Hall, Garsdale, Sedbergh, Cumbria, LA10 5PR

**Energy Efficiency Rating Current TBC Environmental Impact Rating Current TBC**

# Grouse Hall, Garsdale



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
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