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*"For Sales In The Dales"*  
01969 622936

## Mid Mossdale House, Cottage & Land, Nr Hawes



- Detached & Extended Farmhouse in 2.5 acres
- 5 Bedrooms
- 4 Bathrooms
- Sociable Dining Kitchen & Utility
- Welcoming Hall
- Fabulous Dining Room Open to Living Room & Snug
- Galleried Office
- Air Source Heating
- Solar Panels
- Double Glazing
- Detached 2 Bedroom Cottage
- 4 Car Garage With Upper Studio Room
- Private Gated Grounds
- Superb Country House with Glorious Views
- Additional land available by separate negotiation

## Offers Around £899,950



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# Mid Mossdale House, Cottage & Land, Nr Hawes

## DESCRIPTION

Mid Mossdale is a simply superb detached country home in a glorious private location, just 3 miles from Hawes in Upper Wensleydale.

Hawes is a popular market town with good facilities including a variety of shops, doctors & dentist surgery, primary school & church. It is famous for the production of Wensleydale Cheese and is a thriving centre for both locals & tourists. It is only a 30 minute drive to Sedbergh giving easy access to the M6 and Oxenholme Station, with direct train lines to London.

Mid Mossdale is a farmhouse that has been imaginatively extended into the substantial attached barn, to provide a spacious country home. It combines traditional with contemporary seamlessly, giving a classic exterior with modern styling and leading edge technology in the electrics, communication and heating. The windows are all double glazed, there is air source central heating with underfloor heating throughout, both evacuated tubes for hot water & PV solar panels with feed in tariff and a high levels of insulation, making it an energy efficient home.

On the ground floor, the porch leads through to a welcoming hall way with biomass pellet stove and solid oak floor. The main living accommodation is a fabulous full height room with bi-fold doors from the dining room to the terrace, and steps up to the sitting room. This room has a hand crafted stained glass window and is divided by a double sided multi fuel stove to provide a main family room and a smaller snug or library. Off the hall to the other side, is a good utility boot room with downstairs WC, leading through to the kitchen. This lovely sociable room has a door to the garden as well as tiled floors and a stove. It has American Walnut units with modern blue Corian worktops and a large range cooker.

Upstairs, the bedroom accommodation is split by the main room to provide private family and guest rooms. In the West wing, the beautiful Master bedroom has solid oak floors, roof trusses, a free standing bath, and a separate shower room. There is a further double bedroom, house bathroom, potential bedroom (currently a music room) and a galleried office with a door out to external stone steps leading down to the gardens. The East side has stairs up to an en-suite double bedroom and stairs down to a bedroom with en-suite WC and drying room facilities.

Outside, the gardens are extensive (2 acre plot), enjoying privacy and beautiful views all around. There is a waterfall culvert with a stream, which has lighting installed for evening enjoyment from the terraced barbeque area. To the front is a flagged terrace, large gravelled parking area and lawns. There is a 4 acre field adjoining the property which would be available by separate negotiation.

There may be an opportunity to take over the grazing licence from the current owner, of up to 148 acres of surrounding land.

Moss Barn is a really pretty converted barn providing a bijoux cottage for a couple. It has a sitting room with kitchen area, bathroom and 2 bedrooms. Although currently used for staff, it would be a perfect holiday letting cottage.

The detached garage has been built by the current owners and has two sets of wide double doors providing internal parking for 4 vehicles, as well as ample parking outside. It has light, power and water. There are external steps up to a superb open room, with windows at either end as well as Velux windows giving a light space for a variety of uses. It would make a fabulous art studio, work shop or, if planning allowed, a gorgeous studio flat.

Mid Mossdale offers a rare opportunity to purchase an exemplary country home in a glorious, private setting.

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# Mid Mossdale House, Cottage & Land, Nr Hawes

## GROUND FLOOR

- PORCH** 7' 1" x 6' 1" (2.16m x 1.85m) Stone flagged floor. Ceiling down lights. Front door. Electric radiator. Two windows with lovely views.
- RECEPTION HALL** 15' 11" x 10' 8" (4.85m x 3.25m) Engineered oak floor. Ceiling beam. Ceiling down lights. Part exposed stone wall. Two wall lights. Two small niches. Modern biomass stove on stone hearth with wooden mantel. Window to the front with seat and great views to the hills. Two cupboards with communication system for each room and for the underfloor heating.
- HALLWAY** Tiled floor. Exposed stone walls. Large under stairs cupboard. Small original window looking through to the kitchen. Staircase leading upstairs.
- UTILITY** 11' 2" x 7' (3.4m x 2.13m) max. Tiled floor. Ceiling down lights. Part tiled walls. Cream fitted wall and base units. Butler's sink. Plumbing for washing machine. Coat hooks. Large storage cupboard. Extractor fan. Window to front.
- WC** Tiled floor. Ceiling down lighters. Partially wooden panel walls. WC. Wash basin. Heated towel rail. Extractor fan. Water system.
- DINING KITCHEN** 24' 6" x 13' 9" (7.47m x 4.19m) Large light family kitchen dining room. Ceramic tiled floor. Ceiling beams. Ceiling down lights. Part tiled walls. American walnut fitted base and wall units with feature lighting and blue Corian work tops. Double electric range. Integrated dishwasher. Space for fridge freezer. Corian and stainless double steel sink unit. Stone fireplace with multi fuel stove on stone hearth with wooden mantel. TV point. Three windows all with pleasant views to the gardens. Door leading out onto the South terrace.
- DINING ROOM** 17' 4" x 12' 7" (5.28m x 3.84m) Beautiful contemporary dining room which opens up into the living area. Limestone flagged floor. Ceiling beams. Part exposed stone walls. Centre light. Two wall lights. Two spotlights. Full width bi-fold doors opening out onto the front terrace with stunning views. Steps leading up into the living area.
- LIVING ROOM** 28' 3" x 12' 6" (8.61m x 3.81m) Fitted carpet. Two crystal suspended lights. Ceiling beams. Two velux windows. Beautiful hand crafted stained glass window to the rear. Large window to the rear with views of the waterfall. TV point. Slate fireplace with double sided multi fuel stove on stone hearth which divides the main room with the reading room.
- Reading Room** - Fitted carpet. Ceiling down lighters. TV point. Window to the rear. Door to the rear patio. Wooden steps down into the reception hall.

# Mid Mossdale House, Cottage & Land, Nr Hawes

## EAST WING UPPER ROOM

**BEDROOM 4** 12' 7" x 8' 7" (3.84m x 2.62m) Double bedroom with en-suite accessed via steps leading up from the living area. Fitted carpet. Ceiling beams. Ceiling down lights. Over head storage space with attractive exposed roof trusses. TV point. Two windows on two aspects both with pleasant views.

**En-suite-** Tiled floor. Ceiling down lights. Tiled walls. Modern white bathroom suite consisting of WC, wash hand basin in vanity unit and shower cubicle. Heated towel rail. Extractor fan.

## EAST WING LOWER ROOM

**BEDROOM 5** 12' 8" x 7' 8" (3.86m x 2.34m) Occasional bedroom with en-suite drying room accessed from stairs leading down from the living area. Tiled floor. Ceiling down lights. Large under stairs cupboard. Window to side. Rear door leading out onto the terrace.

**En-suite drying room-** Tiled floor. Under floor heating. Ceiling down lights. Tiled walls. Modern suite consisting of WC, wash hand basin in vanity unit with waterfall tap. Heated towel rail. Extractor fan. Walnut drying rail & drying racks.

## FIRST FLOOR

**LANDING** Stone staircase leading to the ground floor. Engineered oak floor. Ceiling beam. Ceiling down lights. Wall light. Window to the front. Velux window.

**MASTER BEDROOM** 24' 7" x 14' 0" (7.49m x 4.27m) max. Spacious bedroom suite. Engineered oak floor. Exposed roof trusses. Ceiling down lights. TV point. Two windows to rear. Overhead storage cupboard. Free standing claw foot roll top bath.

**En-suite-** Tiled floor. Modern white suite consisting of WC, wash hand basin and shower cubicle. Heated towel rail.

**BEDROOM 2** 11' 9" x 10' 9" (3.58m x 3.28m) Front double bedroom. Solid wood floor. Ceiling beams. Ceiling down lights. Wall light. TV point. Window to the front.

**BATHROOM** Tiled floor. Ceiling beams. Spot light. Part tiled walls. Modern white bathroom suite consisting of claw foot roll top bath, WC and wash basin. Extractor fan. Window.

**BEDROOM 3** 12' 4" x 11' 0" (3.76m x 3.35m) max. Front double bedroom currently used as a music room. Solid wood floor. Ceiling beams. Ceiling down lights. Wall light. TV point. Window. Steps up to office.

## GALLERIED OFFICE

12' 5" x 8' 6" (3.78m x 2.59m) Lovely room looking down over the living room. Perfect office or library room. Fitted carpet. Beam. Ceiling down lights. Loft access. Wall light. Store cupboard with water and solar panel systems. Rear door leading to stone steps outside. Window to the rear.



# Mid Mossdale House, Cottage & Land, Nr Hawes

## MOSS COTTAGE

### GROUND FLOOR

#### KITCHEN LIVING ROOM

17' 0" x 13' 5" (5.18m x 4.09m) max. Lovely living room with kitchenette including a range of units, sink & built in cooker. Spiral staircase.

#### BATHROOM

Ceramic tiled floor with electric under floor heating. Bath. Corner basin & WC. Window.

### FIRST FLOOR

#### BEDROOM 2

8' 2" x 7' 5" (2.49m x 2.26m) Window.

#### BEDROOM 1

13' 0" x 10' 0" (3.96m x 3.05m) Laminate floor. Window. Storage cupboard/ walk in wardrobe with water cylinder to one end.

### OUTSIDE

The house is approached via a good track from the main road. It is a no-through lane, ending at the house, offering privacy and security.

### GARAGE

31' 7" x 20' 8" (9.63m x 6.3m)

**Lower Floor:** Excellent garage for up to 4 vehicles. Concrete floor. Plastered ceilings and walls. Strip lighting, power & water. Shelving. Wash hand basin. Window. Door to side. 2 wooden double doors to front.

**Upper Floor:** Superb light space with options for a number of uses. Ample plug sockets. Wash hand basin. 8 Velux windows. 2 windows on either end with beautiful views. Excellent office, studio or possible flat potential dependent on planning permission.

### PARKING

There is a gate leading to ample gravelled parking both to the front of the house and to the rear of the garage.

### FRONT GARDEN

The front of the house has a fenced lawn and beautiful stone flagged terrace to the front of the dining room.

### REAR GARDEN

This area offers beautifully landscaped gardens with stone flagged patio area, lawn, entertaining area with permanent attachment for a gas barbeque. There is an attractive waterfall from a culvert, with a pretty stream running down the side. The whole area has atmospheric lighting for evening use.

### LAND

There is a 4 acre field adjoining the house which is available by separate negotiation.

There may be an opportunity to take over the grazing licence from the current owner, of up to 148 acres of surrounding land.

### AGENTS NOTE

Modern & reliable borehole water supply. Klargest waste unit.

Wireless broadband and mobile phone receptor system.

Cabling to every room with Cat5, RGB and speaker cables ideally suited for Sonos or similar music system should it be required.

# Mid Mossdale House, Cottage & Land, Nr Hawes

## 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>	Richmondshire District Council
<b>Planning Authority</b>	Yorkshire Dales National Park (01969 652349)
<b>Council Tax Band</b>	E. 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

## CONVEYANCING

Buying or Selling your home requires a diligent solicitor. We work with local solicitors & the UK's most recommended provider of conveyancing services. This makes the process as smooth and stress free as possible. Call, or check our website, for a free, no obligation, no move no fee quote.

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## ALL AGENTS

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## ON THE MARKET

To see all our properties in the Yorkshire Dales first, register at [jrhopper.com](http://jrhopper.com) and [onthemarket.com](http://onthemarket.com)

## J. R. HOPPER & Co.

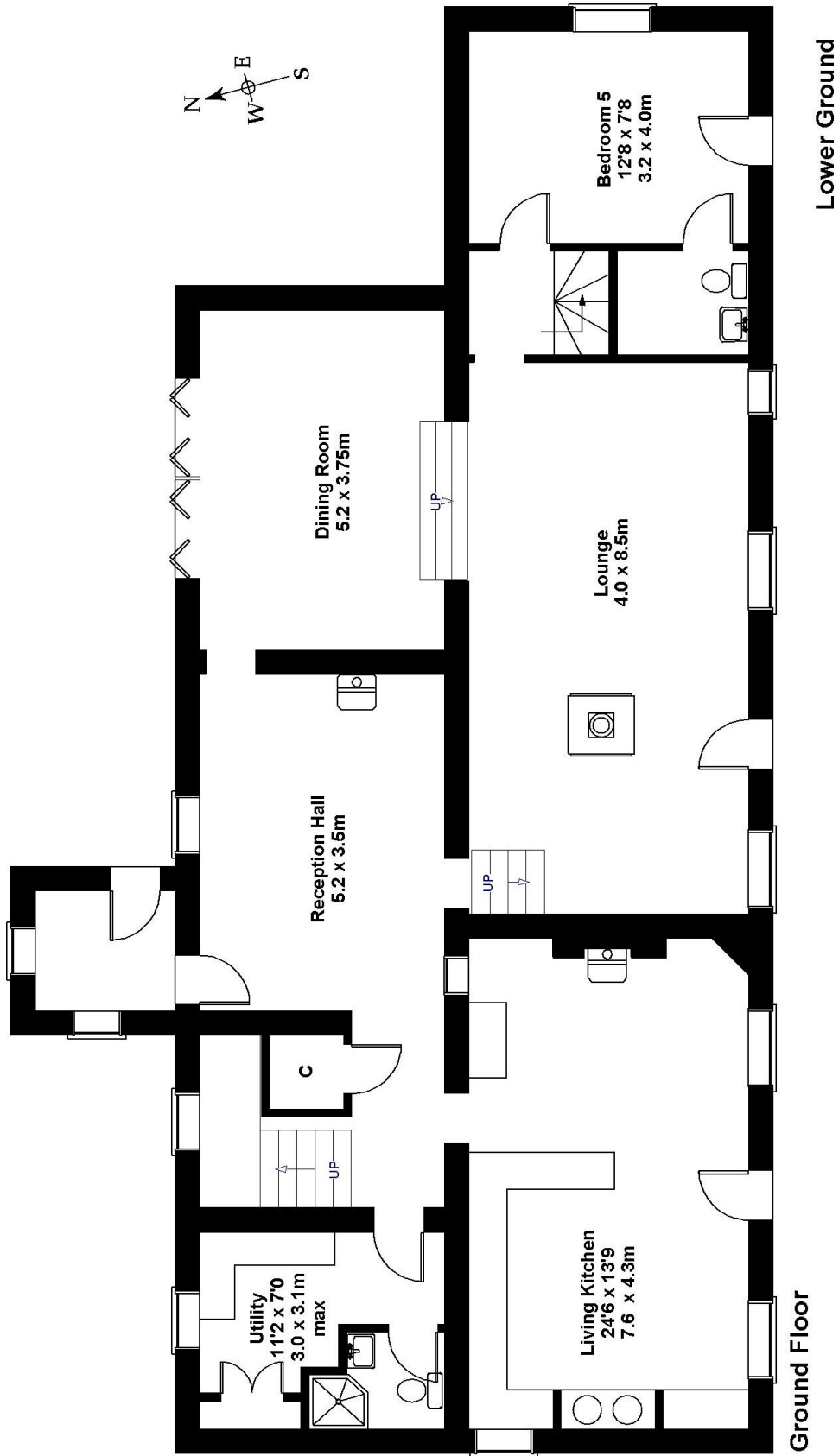
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## ENERGY PERFORMANCE CERTIFICATE

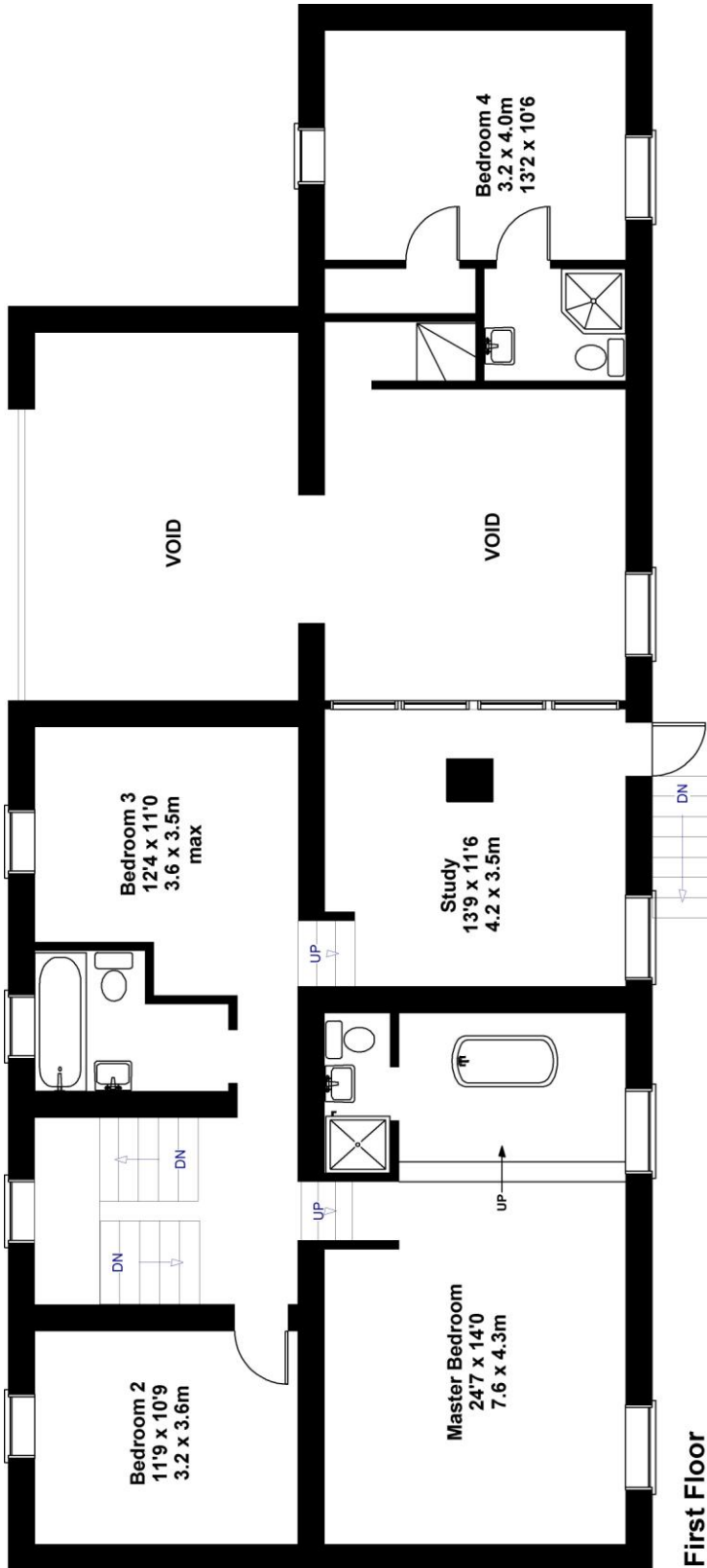
**Property:** Mid Mossdale House, Cottage & Land, Nr Appersett, Hawes, North Yorkshire, DL8 3LP

**Energy Efficiency Rating Current 53 Environmental Impact Rating Current 62**

# Mid Mossdale House, Cottage & Land, Nr Hawes



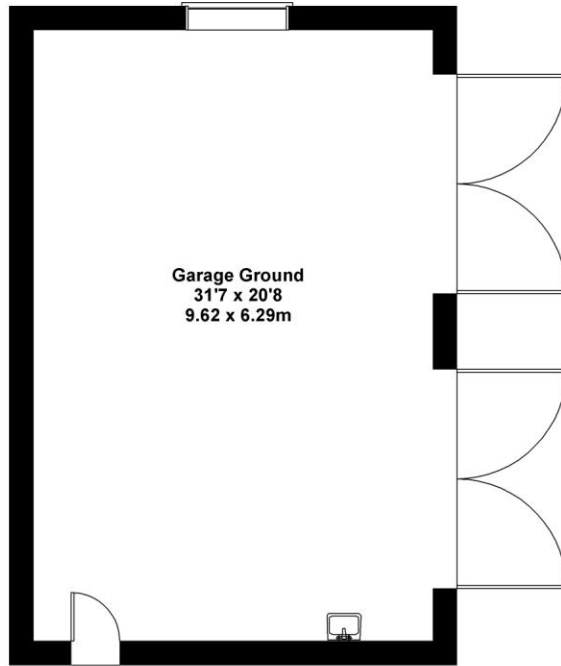
# Mid Mossdale House, Cottage & Land, Nr Hawes



First Floor

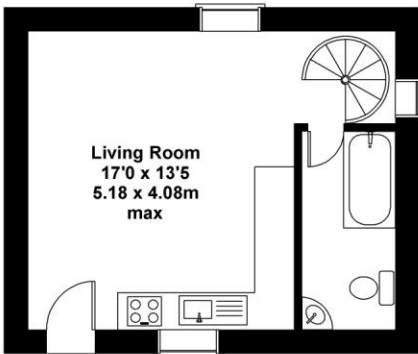


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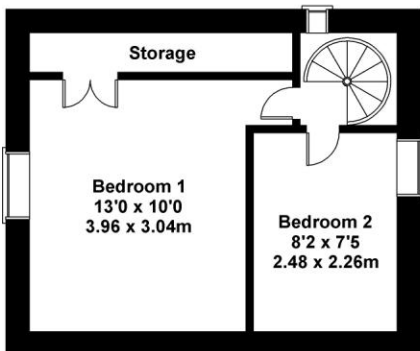
Garage Ground  
31'7" x 20'8"  
9.62 x 6.29m

## Annexe



Living Room  
17'0" x 13'5"  
5.18 x 4.08m  
max

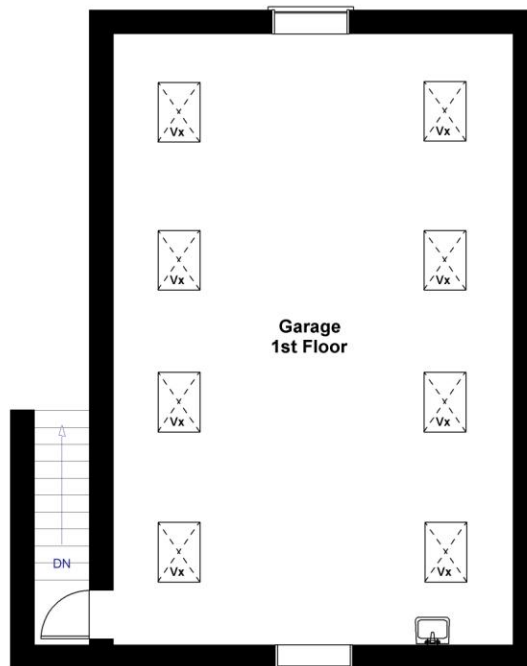
## Ground Floor



Bedroom 1  
13'0" x 10'0"  
3.96 x 3.04m

Bedroom 2  
8'2" x 7'5"  
2.48 x 2.26m

## First Floor



Garage  
1st Floor

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