



Rigg House West, Hawes
£620,000



Rigg House West

Hawes, Hawes

Located on the outskirts of the Village of Hawes is this beautiful detached Grade II listed family home. The property has easy access to local amenities boasting independent shops, pubs, cafes, a butcher, primary school, church, medical facilities and much more. Approximately 16 miles from Leyburn and Kirby Stephen which also have secondary schools. Private education is situated at Sedbergh, also approximately 13 miles away. Nestled in a picturesque countryside setting, this splendid Grade II listed, stone-built detached home is a true gem dating back to around 1650. Boasting three elegant reception rooms including a dining room on the lower ground floor with access to the pantry, a stunning drawing room which has a beautiful log-burning stove set in an inglenook fireplace and a sitting room/snug area on the first floor with its very own cast iron fireplace. A bespoke kitchen crafted by The Joinery Shop and local tradesmen can be found on the ground floor having an Italian induction hob, Range cooker and units sitting flush with the curved and exposed stone walls. The ground floor also has a utility area, a study, which could also be used as a bedroom and a shower room. Upstairs you will find four bedrooms with three being doubles and having beautiful far reaching views. The first floor is complimented by a light and airy three-piece bath suite complete with a cast iron bath and slate flooring. Step outside and be greeted by the enchanting gardens enveloping the property. The expansive lawn gently slopes towards a stone wall which looks out over the main road and surrounding countryside, offering a tranquil space to unwind. The stone-flagged patio creates an inviting outdoor seating area, perfect for hosting gatherings with loved ones. Sprinkled with mature trees such as horse chestnut, weeping silver birch, beech, sycamore, and oak, the gardens provide a natural sanctuary. Planting beds abound, ideal for gardening enthusiasts seeking to add a splash of colour throughout the seasons.

Boasting approximately 0.6 acres in size, the property's shared driveway leads to a private parking area complimented by a charming garage mirroring the property's period style. The double timber doors, light, and power connected to the garage ensure practicality, while the adjacent potting/garden room offers ample space for nurturing plants. With garage parking and additional driveway parking, this property presents a harmonious blend of historic elegance and modern convenience.

- Grade II listed, stone-built detached home
- The property dates back to around 1650
- Three beautiful reception rooms
- Set in a beautiful countryside setting
- Bespoke kitchen which was made by The Joinery Shop and local tradesmen
- Easy access to local amenities
- Five bedrooms with four being doubles
- Stunning grounds surround the property
- A three piece suite bath which includes a cast iron bath and slate flooring
- Garage and ample parking

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





EPC RATING E

SERVICES

Spring water with a private UV filter, oil-fired central heating, mains electricity and drainage to a shared septic tank.

COUNCIL TAX: BAND F

TENURE: FREEHOLD

DIRECTIONS

Just under three miles from the market town of Hawes, the property sits in an elevated position with a private drive off the A684, in the heart of the Yorkshire Dales National Park, Upper Wensleydale.

WHAT3WORDS: ///moment.grudges.adverbs

LOWER GROUND FLOOR

DINING ROOM

17' 7" x 17' 0" (5.35m x 5.19m)

PANTRY

8' 10" x 5' 7" (2.68m x 1.70m)

GROUND FLOOR

ENTRANCE HALL

13' 4" x 11' 10" (4.07m x 3.60m)

DRAWING ROOM

20' 5" x 14' 8" (6.23m x 4.48m)

KITCHEN

13' 11" x 8' 8" (4.24m x 2.64m)

STUDY/POTENTIAL BEDROOM

17' 7" x 9' 4" (5.35m x 2.85m)

UTILITY AREA

9' 4" x 4' 10" (2.84m x 1.47m)

SHOWER ROOM

5' 0" x 3' 10" (1.52m x 1.16m)

FIRST FLOOR

SITTING ROOM/SNUG AREA

14' 1" x 13' 9" (4.30m x 4.18m)

BEDROOM

14' 10" x 10' 2" (4.52m x 3.11m)

BEDROOM

13' 5" x 11' 11" (4.10m x 3.64m)

BEDROOM

13' 1" x 9' 11" (4.00m x 3.01m)

BEDROOM

9' 3" x 6' 1" (2.81m x 1.85m)

BATHROOM

10' 4" x 7' 7" (3.15m x 2.30m)

CLOAKROOM

4' 3" x 4' 0" (1.29m x 1.21m)

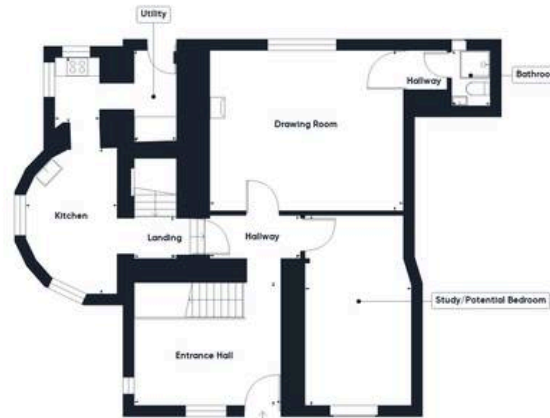








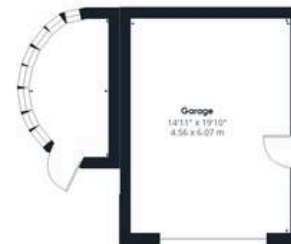
Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

2423 ft²

225.3 m²

THW Estate Agents

29 Main Street, Kirkby Lonsdale - LA6 2AH

015242 71999 • kirkby@thwestateagents.co.uk • www.thwestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.