



Scaur End

Hardraw, Hawes, North Yorkshire, DL8 3LZ



Robin Jessop

# A SUBSTANTIAL DETACHED PROPERTY IN NEED OF COMPLETE REFURBISHMENT IN A STUNNING RURAL SETTING ADJACENT HARDRAW BECK

- Detached Country Property
- Substantial Accommodation
- Delightful Setting with Stunning Views
- Extensive Refurbishment Required
- Garage & Driveway Parking
- A Rare Opportunity
- Chain Free
- Guide Price: **Offers In Excess of £450,000**

## SITUATION

Hawes 1.5 miles. Garsdale Train Station 6 miles. Sedbergh 15 miles. Leyburn 17 miles.

Hardraw is a traditional dales village a short drive from the popular market town of Hawes. Hardraw stands amongst stunning countryside and has a public house called The Green Dragon Inn and found behind the pub is Hardraw Force, the highest single drop waterfall in England.

Hawes is a popular and thriving market town within the Yorkshire Dales National Park. The town benefits from a good range of independent shops, cafes, pubs, a primary school and amenities including the famous Wensleydale Creamery.

## DESCRIPTION

Scaur End is an attractive and substantial, detached property in need of complete refurbishment. The property stands superbly down a shared sweeping private driveway and enjoys stunning views of Wensleydale and the surrounding fells.

The accommodation is spacious and extends to 1916ft<sup>2</sup> comprising of a reception hall, kitchen, office with fitted



furniture, a living room, dining room, garden room, utility room with separate shower room and a rear lobby. The property has two staircases and on the first floor there are four double bedrooms which currently share use of the house bathroom. However, there is ample space for creating en-suite bathrooms by reconfiguration of the first floor.

Externally the property is complemented by gardens wrapping around the front and side which run down to the river. These have been well stocked but are now overgrown. However, they now give a super opportunity for the discerning purchaser to further landscape and design. There is ample driveway parking to the rear with a large garage which would make an excellent workshop.

Overall, the property offers an excellent opportunity to purchase a country property in need of complete refurbishment in an edge of village location with stunning views and large gardens.

#### **GENERAL REMARKS & STIPULATIONS**

##### **VIEWING**

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

##### **OFFERS**

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

##### **MONEY LAUNDERING REGULATIONS**

Please note that if you are the successful purchaser, it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

##### **METHOD OF SALE**

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

##### **BOUNDARIES**

The boundaries of the property are shown edged red on the plan within this brochure.



## WHAT3WORDS

///having.acre.punters

## FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

## TENURE

Freehold with vacant possession.

## COUNCIL TAX

Band F.

## SERVICES

Mains electricity. Mains water. Drainage to a septic tank.  
Oil fired central heating.

## LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane,  
Northallerton, DL7 8AD Tel: 01609 780780

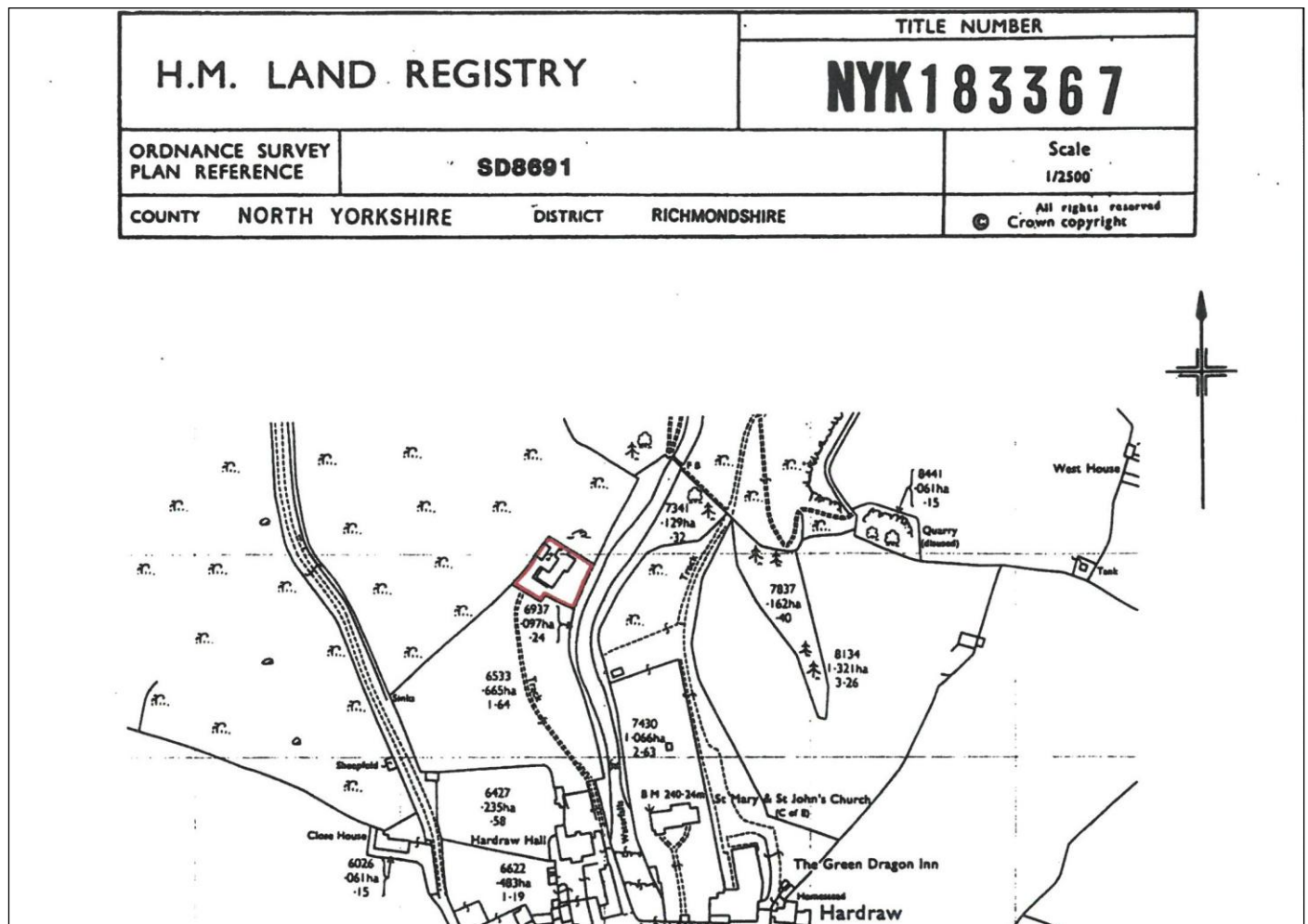
## LOCAL PLANNING AUTHORITY

Yorkshire Dales National Park Authority, Yoredale,  
Bainbridge, Leyburn, North Yorkshire, DL8 3EL. Tel: 01969  
652300

## AGENT NOTES

The septic tank is not compliant under General Binding  
Regulations. The prospective purchase should therefore  
reflect the cost of a modern treatment plant in their offer.

The shared driveway is not owned with the property but  
has the benefit of uninterrupted vehicular access.



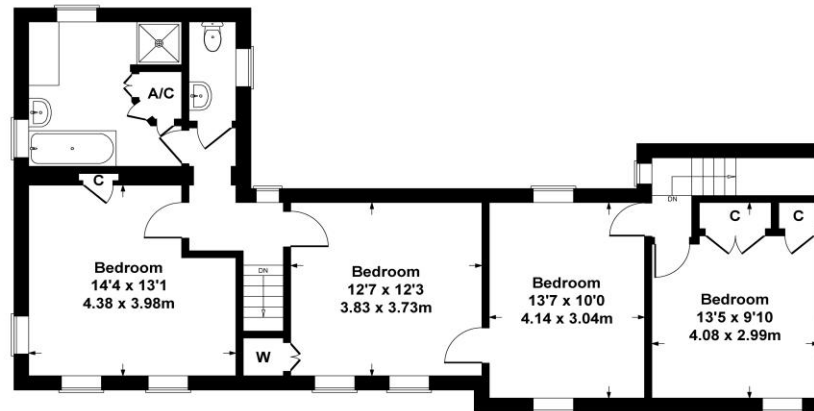
## Scaur End, Hardraw

Approximate gross internal area  
House - 178 sq m - 1916 sq ft  
Garage - 16 sq m - 172 sq ft  
Total - 194 sq m - 2088 sq ft

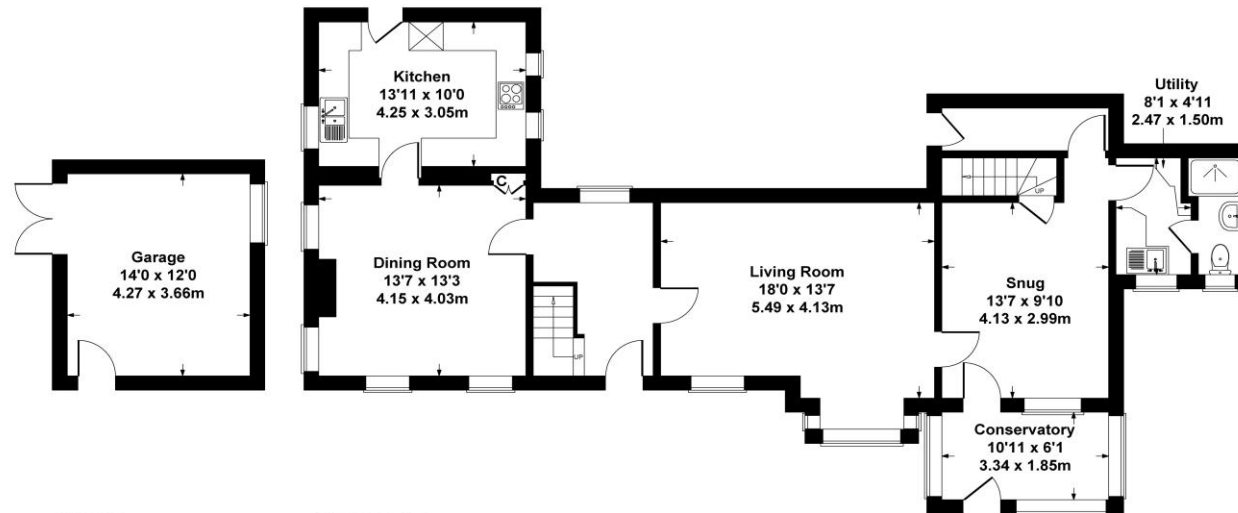


| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | <b>1</b>                | <b>44</b> |
| England & Wales                             |                         |           |
|                                             | EU Directive 2002/91/EC |           |

WWW.EPC4U.COM



FIRST FLOOR



GARAGE

GROUND FLOOR

### 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.

Produced by Potterplans Ltd. 2025

Robin Jessop Ltd  
info@robinjessop.co.uk  
01969 622800  
01677 425950  
www.robinjessop.co.uk

Important Notice: Robin Jessop Ltd, their clients and any Joint Agents give notice that: They are not authorized to make or give any representations of warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is planning potential, Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

