Hawthorn Farmhouse

Region: The North East **Sleeps:** 10

Overview







Set against gently rolling landscapes, Hawthorn Farmhouse offers a welcoming countryside home where contemporary comfort meets the traditional character of rural Yorkshire. Thoughtfully designed for families and groups of friends, this beautifully renovated four bedroom holiday home provides the perfect setting to relax and enjoy memorable moments together, all within one of the region's most inspiring private estates.

Sleeping up to 10 guests, the farmhouse has been carefully arranged to balance sociable living with relaxation and privacy. Three well-appointed double bedrooms each feature their own en suite, while the top floor bedroom comfortably sleeps four and is served by a spacious shared bathroom. Downstairs, the bright and inviting living area encourages long conversations and relaxed evenings, with a stylish new kitchen creating the heart of the home.

From a sustainability point of view, the house is heated by a ground source system drawing energy from the surrounding land, saving around 13 tonnes of carbon each year (delivering the environmental benefit of around 528 oak trees annually).

The farmhouse sits within a wider 3,000 acre estate, home to other holiday rentals, where nature, wellbeing and outdoor adventure come together. Miles of scenic walking and cycling trails wind through ancient woodland and open parkland, while guests can arrange unforgettable seasonal experiences including guided wild swimming, woodland saunas, forest bathing and nature recovery tours.

The estate's Wellness Centre (around 2km away) offers an indoor swimming pool, sauna, steam room and yoga and meditation sessions, available at selected times for a supplement. Daily breakfast and lunch are served in the estate's welcoming bistro, alongside wholesome lunches, while a traditional Yorkshire pub just 1km away offers regional ales and hearty local dishes.

Perfectly positioned in the foothills of the Yorkshire Dales, Hawthorn Farmhouse also places some of the North's finest attractions within easy reach. The historic market town of Skipton is just a 10-minute drive away, where its impressive medieval castle, independent shops and picturesque canal provide plenty to explore. Venture further into the Yorkshire Dales National Park for spectacular walks and dramatic scenery, or enjoy a memorable day trip to the Lake District.

Whether your plans centre on outdoor adventure, restorative wellness or simply spending quality time with loved ones, Hawthorn Farmhouse provides an exceptional base for discovering the very best of Yorkshire and beyond.

Facilities

Golf Nearby • Ideal for Kids • Historical Sites • Tennis Nearby • Cycling • Boat Trips • Working Fireplace/Woodburner • Fishing • Wellness • <1hr to Airport • Walking/Hiking Paths • Pets on Request • Ideal for Teens • Indoor Pool • Shared Pool • Cottage • Walk to Restaurant • Parking Space • Wi-Fi/Internet • Country Estate • BBQ • Rural Location • Washing Machine • Coffee Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Children's bikes • Tumble Dryer • Dishwasher • Microwave • Satellite TV • Animal farm • Heating • Ruins • Climbing • Kid-friendly excursions • Water excursions/Boat trips • Yoga Classes Available • Forest park/High-rope course • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

House Interiors

- Living room
- Open-plan kitchen with breakfast table
- WC
- 3 x bedrooms with double bed and en suite bathroom
- Quad bedroom with four single beds
- Bathroom

Three of the bathrooms feature showers, the other one features a bath tub









Location & Local Information

Set within an impressive 3,000-acre estate in the foothills of the Yorkshire Dales, Hawthorn Farmhouse enjoys a rural setting just 10 minutes by car from the thriving market town of Skipton.

With origins dating back to the 11th century, the wider estate is now home to a collection of holiday rentals, including a magnificent historic hall, and provides a wonderful range of nature-inspired experiences. Guests can explore miles of walking and cycling trails that weave through ancient woodland and open parkland, while a varied programme of community events takes place at various points in the year. Depending on the season, those looking to unwind can enjoy guided wild swimming, woodland saunas, forest bathing and nature recovery tours. Please enquire for full details and pricing.

The estate's Wellness Centre (2km) is perfect for a restorative escape, featuring an indoor swimming pool, sauna, steam room, yoga classes and meditation sessions (please see the "Extras" tab for opening hours, prices and pre-booking information). Dining is equally effortless, with the estate bistro (2km) serves breakfast and healthy lunches each day, while a traditional country pub just 1km away offers classic Yorkshire dishes and locally brewed ales. Advance reservations are recommended.

The nearby village of Gargrave (3km) caters for everyday needs, with a Co-op supermarket, two pubs, a fish and chip takeaway, and a selection of useful local amenities. Just beyond, Skipton (7km), affectionately known as the 'Gateway to the Yorkshire Dales', charms visitors with its bustling high street, historic cobbled lanes and scenic canal, where boat trips and leisurely waterside walks are popular. History enthusiasts should also make time for Skipton Castle (7.5km), one of the country's finest surviving medieval strongholds.

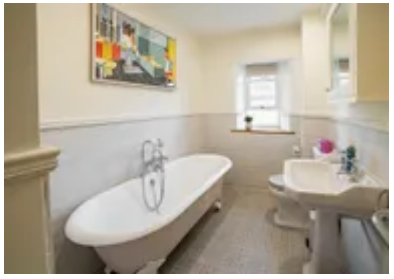
Venture a little further to discover some of Yorkshire's most spectacular scenery. The Embsay & Bolton Abbey Steam Railway (15km) offers a memorable heritage journey through beautiful landscapes before arriving close to the striking ruins and riverside paths of Bolton Abbey (17km). The Yorkshire Dales National Park provides endless opportunities for outdoor adventures, from scenic walks through the Valley of Desolation to wildlife watching in Strid Wood, while a hot air balloon flight above Nidderdale promises unforgettable panoramic views.

For those wishing to explore beyond Yorkshire, the Lake District makes an excellent day trip. The lively town of Ambleside, on the shores of Lake Windermere, is around a 90-minute drive away, while the picturesque village of Grasmere (95km) is celebrated for its cosy cafés, famous gingerbread and breathtaking Lakeland scenery.









Local Amenities

Nearest Airport	**Leeds Bradford Airport (37 km)**

Nearest Bar/Pub	**The Bull (1 km)**
Nearest City	**Bradford (34.5 km)**
Nearest National Park	**Yorkshire Dales National Park (20 km)**
Nearest Restaurant	**On Site (1.5 km)**
Nearest Shop	**Co-Op, Gargrave (3.5 km)**
Nearest Town	**Skipton (7 km)**
Nearest Train Station	**Gargrave Train Station (3 km)**
Nearest Village	**Broughton (1 km)**
Nearest Supermarket	**Tesco Superstore, Skipton (6 km)**

What we love

- Beautifully renovated farmhouse combining contemporary comfort with the character of a traditional Yorkshire home
- We love the eco-friendly ground source heating system, which saves around 13 tonnes of carbon each year
- Enjoy delicious breakfasts and lunches at the estate's bistro
- Book access to the estate's Wellness Centre and unwind in the indoor pool, sauna and steam room
- Explore scenic trails across the estate and book unforgettable experiences such as guided wild swimming, woodland saunas, forest bathing and nature recovery tours
- Visit the historic market town of Skipton, with its medieval castle, canalside walks and independent shops, or venture into the breathtaking Yorkshire Dales National Park

What you should know...

- Hawthorn Farmhouse is located within a vast 3000-acre estate and is one of several holiday properties. Please note that the estate's centre (home to the bistro and Wellness Centre) is around 2km away from the holiday house (on the other side of the A59).
- You will need to pre-book use of the Wellness Centre (including the shared heated pool) and access is subject to an additional charge - please see the "Extras" tab for full details about pricing, timings and other information.
- There is a business office next door to the property; however, it is very quiet and will not impact your privacy.
- Please be aware that, as the property was once a working farm, there is still a barn approximately 50 metres away. This is used by the estate gardeners to store their vehicles and equipment.

Terms & Conditions

- **Security deposit:** No security deposit required.

- **Arrival time:** 4.00 p.m.

- **Departure time:** 10.00 a.m.

- **Energy costs included?:** Included. For electric vehicle charging, there are two designated charging points within the estate around 2km away (on the estate's grounds, not next to the property car parking area), payable through the app Project EVPro.

- **Linen & towels included?:** Yes, included in the rental price.

- **Pets welcome?:** Yes, a maximum of 2 pets are welcome at this house, but are subject to an additional fee of £25 per pet per stay. Please enquire at time of booking.

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** No smoking or vaping allowed.

- **Other 2:** External CCTV is installed throughout the estate and all the properties.

- **Other 3:** A cot and highchair can be requested. Please bring your own cot linen/blankets.

- **Minimum stay:** 3 nights.

- **Heating costs included?:** Included. This property is heated by the land behind via a ground source system.

- **Internet access?:** Complimentary Wi-Fi is available in the property and at the main facilities across the estate.

- **Pool towels included?:** Access to the Wellbeing Centre (a short drive away) is subject to an additional cost per session and this includes use of towels. Please see the "Extras" tab for more details.

- **Pool opening dates?:** The Wellbeing Centre (including access to the indoor pool) is open daily from 10.00 a.m. to 12.00 p.m., subject to availability and subject to an additional cost per session - please see the "Extras" tab for further information and any age restrictions. If you wish to book at a different time, you are able to enquire on the week of your arrival for a different 2-hour session.