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*"For Sales In The Dales"*



## Bridge House, Hawes

- Well Presented & Spacious Cottage
- 3 Double Bedrooms
- Country Style Fitted Kitchen
- Dining Room & Sitting Room
- Rear Hall/Snug Area
- Cloakroom
- Bathroom & En-Suite Shower Room
- Patio Area & Parking
- Currently Running As A Successful Holiday Let
- Ideal For Full Time Living Or Investment

Postcode: **DL8 3QF**

Tenure: **Freehold**

Council Tax Band: **TBC**

Energy Efficiency Band: **TBC**

Local & Planning Authority:  
**North Yorkshire Council**

**Guide Price: £275,000 - £325,000**



Bridge House is nestled in a quiet little courtyard, just 100m from the bustling marketplace of Hawes.



Hawes is a well-known town within the Yorkshire Dales National Park with a thriving community, just a short distance from the popular tourist attraction "The Wensleydale Creamery", which produces famous cheese, and is a favourite of Wallace & Gromit. The marketplace is just a 5-minute walk from the property and has a good range of shops, restaurants, tearooms & pubs, a primary school, Church, and doctors' surgery. There is still a weekly outdoor market, making it a popular destination for tourists and locals alike. There are great walks and wonderful views to be enjoyed from all around.



The property has been running as a successful holiday let for the past 9 years. The current owners have achieved good figures between £16,000 - £21,000 over the past 5 years. The contents, fixtures and fittings are also available for sale by separate negotiation should the purchaser wish to continue trading.

This cottage is very well presented and offers good, spacious accommodation. On the ground floor is a bright dining hall open to the kitchen with double doors leading to the sitting room. There is a rear hall which creates a perfect reading or working from home space and has a cloakroom. Upstairs are three bedrooms and a bathroom. In addition, the main bedroom has a modern en-suite shower room.

Outside is a South facing patio area, ideal for a small bistro table. There is parking for one vehicle in front of the cottage.

Bridge House is a great family, holiday, or retirement home.



## GROUND FLOOR

**Dining Room** Good size dining room. Tiled flooring. Ceiling downlights. 2 Radiators. Storage cupboard. AGA multi fuel stove set in fireplace. Window and door to the front.

**Kitchen** Beautiful country style kitchen. Tiled flooring with electric underfloor heating. Ceiling Downlights. Excellent range of wall and base units in cream with a Belfast sink. Electric cooker point and extractor hood. Integrated washer/dryer, dishwasher, and fridge freezer. Window to the rear.



**Sitting Room** South facing reception room. Solid oak flooring. 2 Radiators. TV and telephone points. Electric fire set on stone hearth. Double oak doors to the dining room. Window to the front.

**Rear Hall/Snug** This makes a great second reception room, reading room or work from home space. Fitted carpet. Radiator. Coat hooks. Solid oak staircase. 2 Windows to the rear.

**Cloakroom** Tiled flooring. WC. Wash basin. Heated towel rail.

## **FIRST FLOOR**

**Landing** Fitted carpet. Radiator. Window to the rear.

**Bathroom** Modern family bathroom. Tiled flooring and walls. Ceiling downlights. 'L' shape bath with shower over. Wash basin. WC. LED mirror. Extractor fan. Radiator. Frosted window to the rear.

**Bedroom One** Master en-suite bedroom. Fitted carpet. Radiator. Window to the front.

**En-Suite** Modern shower room. Tiled flooring and walls. Ceiling downlights. Large shower cubicle. WC. Wash basin. Extractor fan. LED mirror. Radiator.

**Bedroom Two** Large, front double bedroom. Fitted carpet. Radiator. Loft hatch. Window to the front.

**Bedroom Three** Small double/large single bedroom. Fitted carpet. Radiator. Built in storage cupboard. Window to the rear.

## **OUTSIDE**

**Patio** Small patio area, ideal for a bistro table and potted plants.

**Parking** Off road parking for one vehicle within the courtyard.

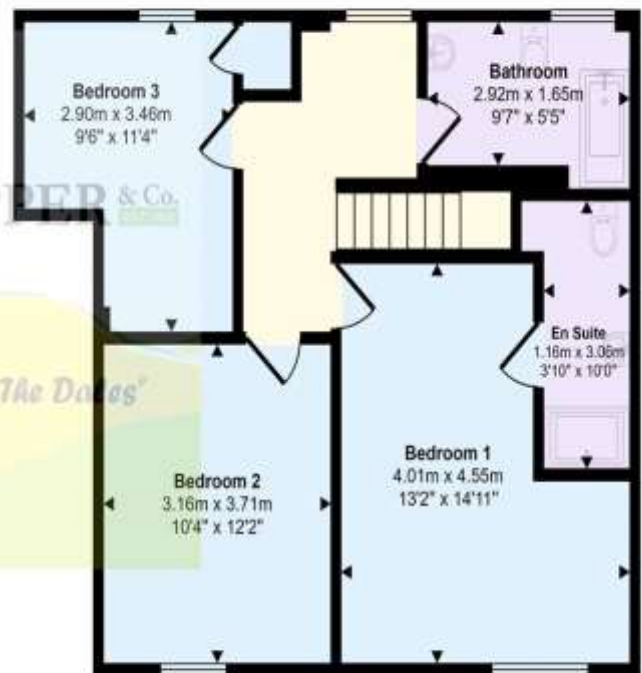




Approx Gross Internal Area  
112 sq m / 1200 sq ft



Ground Floor  
Approx 55 sq m / 597 sq ft



First Floor  
Approx 56 sq m / 604 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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