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"For Sales In The Dales"



Cayson House, The Holme, Hawes

- Impressive Detached Family Home
- Market Town Location
- 4 Double Bedrooms
- Family Bathroom & 2 En Suites
- 2 Reception Rooms
- Open Plan Dining Kitchen
- Integral Garage & Workshop
- Rear Garden
- Long Distant Views
- Modernisation Required
- Ideal Multi-Generational Family Home or Investment Project

Postcode: **DL8 3QR**

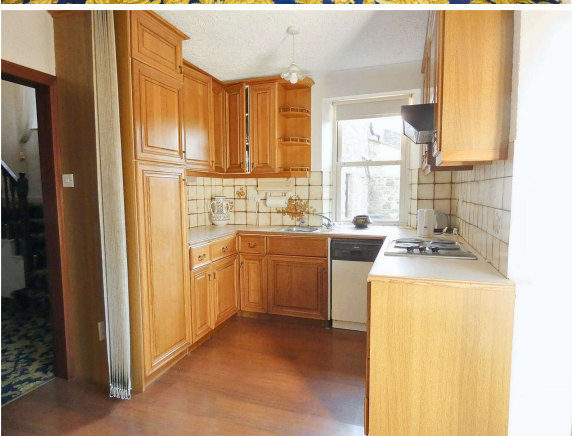
Tenure: **Freehold**

Council Tax Band: **E**

Energy Efficiency Band: **F**

Local & Planning Authority:
North Yorkshire Council

Guide Price: £400,000 - £450,000



Cayson House is a superb detached family home set in the centre of the Dales market town 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 short 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 is spacious and offers flexible accommodation. On the ground floor is a spacious entrance hall with turned staircase, there is a bright sitting room to the front. At the rear is an open plan dining kitchen, snug, conservatory and ground floor shower room. The snug and shower room could create a pleasant ground floor, en suite bedroom if required.

Upstairs are four, good size double bedrooms two of which have en suite shower rooms and there's a large house bathroom. The rear bedrooms have a lovely outlook over open fields to Stags Fell in the distance.

In the past Cayson House has been used as a B&B, the property is in need of some modernisation throughout.

Outside, to the front is a South facing flagged patio, an ideal place to sit and watch the world go by. There is safe street parking directly in front of the property, or in front of the garage.

To the rear is a low maintenance garden with lovely views and a large workshop with double doors, there is direct access from down the side.

Entrance Hall Fitted carpet. Exposed ceiling beam. Turned staircase. Frosted window and door to the side.

Sitting Room Lovely south facing sitting room. Fitted carpet. Coved ceiling and cornice. Night storage heater. Three windows on two aspects and front door.

Dining Kitchen Open plan dining kitchen. Coved ceiling. Range of fitted wall base units. Stainless steel sink. Integrated electric oven hob and extractor. Plumbing for dishwasher. Night storage heater. Window to the rear.

Conservatory Tiled flooring. Power point and light. Windows and door overlooking the rear garden.

Snug Cozy, rear reception room. Fitted carpet. Coved ceiling. Night storage heater. TV point. Window to the rear.

Cloakroom Ground floor shower room. Fully tiled walls and floor. Shower cubicle with electric shower. WC. Wash basin. Extract fan.

FIRST FLOOR

Landing Spacious landing. Fitted carpet. Coved ceiling. Frosted window to the side.

Bedroom One large front double bedroom. Coved ceiling. Cornice. Three windows onto aspects. Night storage heater.

Bedroom Two Good front double bedroom. Fitted carpet. Coved ceiling. Night storage heater. Two windows to the front.

En Suite Fully tiled floor and walls. Coved ceiling. Shower cubicle with electric shower. Wash basin. WC. Extractor fan.

House Bathroom Spacious family bathroom. Fitted carpet. Coved ceiling. Bath. WC. Wash basin. Separate shower cubicle with electric shower. Airing cupboard. Frosted window to the side.

Bedroom Three Rear, double bedroom. Fitted carpet. Coved ceiling. Night storage heater. Large window to the rear with a beautiful view of a Stags Fell.

En Suite Fully tiled floor and walls. Coved ceiling. WC. Wash basin. Shower cubicle with electric shower.

Bedroom Four Large, rear double bedroom. Fitted carpet. Coved ceiling. Night storage heater. Wash basin set in vanity unit. Two windows to the side and rear with lovely long distance views.

OUTSIDE

Integral Garage Good size garage. Concrete flooring. Power point and light. Double timber doors to the front.

Parking Ample, street parking for several vehicles to the front. Additional parking in garage or in front of garage.

Workshop Stone built work shop to the rear. Double timber doors. Power points and light.

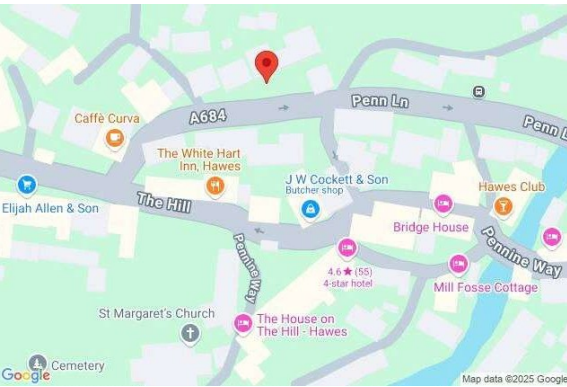
Garden To the rear is a low maintenance garden, mainly flagged with seating space. Beautiful views over the open fields at the rear to Stags Fell.

Agents Notes Mains electric, water and drainage.

Broadband
Basic 18 Mbps | Superfast 80 Mbps

Flooding
No history of flooding.

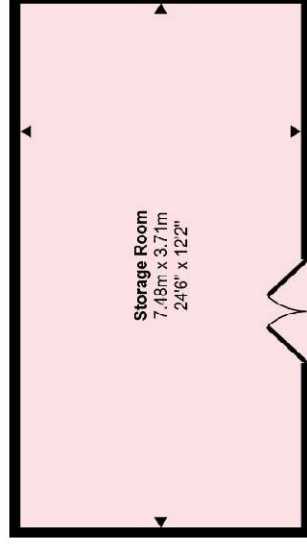




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E		
(21-38) F	21	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • 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 • Viewings by appointment only.

Approx Gross Internal Area
216 sq m / 2324 sq ft



Storage Room
Approx 28 sq m / 299 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 SnapPy 360.