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"For Sales In The Dales"



Beehouse Cottage, Hawes

- Character Cottage In A Central Location
- Spacious Living Room With Multi-Fuel Stove
- Contemporary, Well-Equipped Kitchen
- Utility Area
- Ground Floor Shower Room
- Two Double Bedrooms & Study
- Large, Well-Maintained Garden
- No Onward Chain
- Versatile Opportunity – Ideal As A Family Home, Investment Property, Or Holiday Retreat

Postcode: **DL8 3QU**

Tenure: **Freehold**

Council Tax Band: **B**

Energy Efficiency Band: **D**

Local & Planning Authority:
North Yorkshire Council

Guide Price: £240,000 - £260,000



Beehouse Cottage, Hawes is a charming recently refurbished two-bedroom semi-detached cottage ideally located in the heart of Hawes, one of the Yorkshire Dales' most picturesque market towns.



Hawes is a vibrant and traditional market town, renowned for its welcoming community and range of local amenities, including independent shops, restaurants, tearooms, and characterful pubs. The town also benefits from a primary school, church, and a well-used market hall, with a weekly outdoor market that draws both residents and visitors throughout the year. Surrounded by breathtaking countryside, it's a haven for walkers and outdoor enthusiasts.

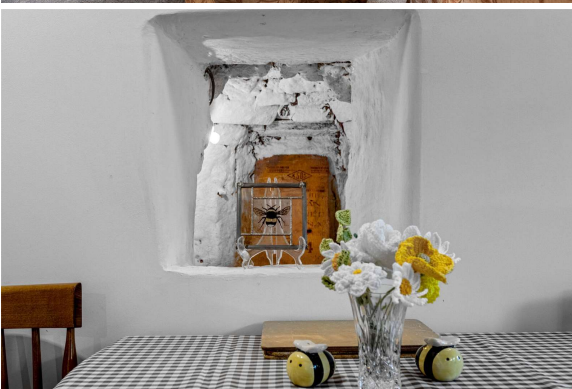
Beehouse Cottage offers well-presented accommodation across two floors. The ground floor features a spacious living room with a multi-fuel stove, a modern and well-appointed kitchen, and a contemporary shower room.

Upstairs, there are two generous double bedrooms and a separate study, which could also serve as a walk-in wardrobe or home office for the principal bedroom.



Set on a generous corner plot, the property enjoys gardens to the front and side, with mature trees and well-established flower beds, offering plenty of outdoor space to relax or entertain. There is safe on street parking readily available. Off road parking could be created subject to necessary planning permissions.

Beehouse Cottage is a versatile home, ideal as a permanent residence, a holiday retreat, or a buy-to-let investment in one of the most sought-after locations in the Yorkshire Dales.



Ground Floor

Living Room Fitted carpet. Panelled ceiling with exposed beams. Wall niche. Alcove with built in shelving. Stone fireplace housing multi fuel stove. TV/Telephone/Internet points. Two radiators. Three windows over dual aspects. UPVC external door to front.

Kitchen Stone flagged flooring. Downlights. Good range of modern wall and base units with complementary solid wood worktops. Stainless steel sink. Integrated electric oven and hob. Vertical radiator. Window to rear.

Utility Room Stone flagged flooring. Downlights. Loft hatch. Plumbing for washing machine. Solid wood worktop. Frosted window.

Shower Room Tiled flooring. Downlights. Extractor fan. Shower boarded walls. W/C. Wash basin in vanity unit. Shaver point. Corner shower cubicle with electric shower. Heated towel rail. Frosted window.

Hallway Fitted carpet. Understairs storage cupboard. Built in storage cupboard.

First Floor

Stairs & Landing Fitted carpet. Turned staircase with picture window. Loft hatch. Beam. Built in storage cupboard.

Bedroom One Double bedroom. Fitted carpet. Beams. Radiator. Window to the front.

Study Steps down from bedroom one. Fitted carpet. Pitched ceiling. Beam. Built in storage cupboard. Radiator. Window to side.

Bedroom Two Double bedroom. Fitted carpet. Beams. Radiator. Window to front.

Outside

Garden Large garden to the front and side of the property. Wooden storage shed. Bee Bole. Oil tank. Mature trees. Established flower beds. Low maintenance patio area for seating.

Agents Notes

Oil central heating.

Double glazing throughout.

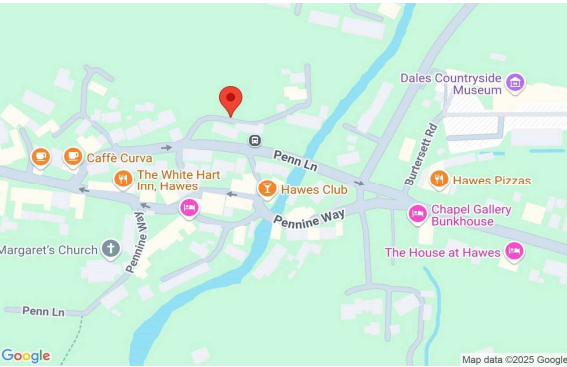
The property has recently been refurbished.





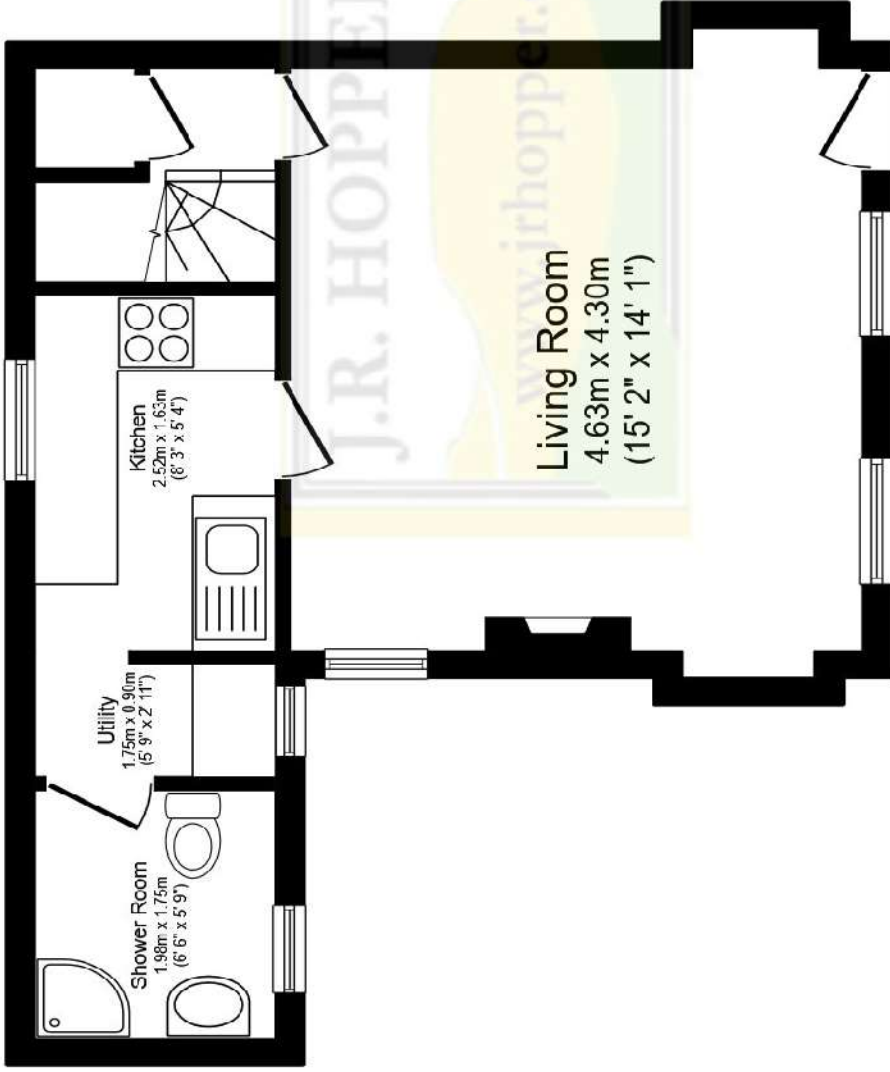
Categorised as medium flood risk with no history of flooding.

Broadband: Basic 19 Mbps
Superfast 80 Mbps

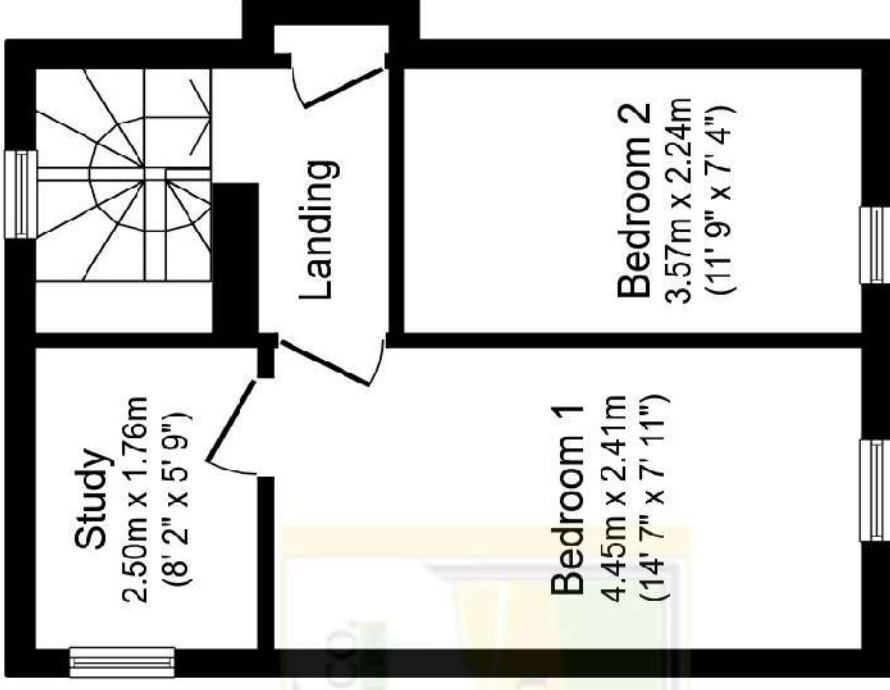


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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.



Ground Floor



First Floor

Total floor area 62.0 sq.m. (668 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com