



Market Place, Town Head, Hawes, North Yorkshire, DL8 3RG

£165,000

A charming and unique character property. Ideal position in central Hawes. Requires modernisation and offers excellent potential as a home or holiday property.

Dales & Shires
ESTATE AGENTS

SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this interesting and unique period property. Providing versatile accommodation, and in need of modernisation, this superbly positioned home has great potential. Features include: rear views, exposed beams, impressive lounge stone floor, open fireplace. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the charm, character, layout, location, potential and value.

PROPERTY SUMMARY

The accommodation is on three floors with a lounge and kitchen on the upper ground floor, versatile room/bedroom on the lower ground floor (with additional external door) and a bedroom, bathroom and box room on the first floor. This property does not have any outside space (so perhaps think of it as a characterful triplex apartment rather than a traditional cottage). There is an externally accessed coal store and bin/bike store.

LOCATION

Situated on Market Place, on the edge of the vibrant centre of the much-loved Wensleydale market town of Hawes, in the heart Yorkshire Dales National Park. Hawes boasts a wide range of shops, cafes, pubs, restaurants, a primary school and petrol station. The area is eternally popular with residents and tourists, with attractions, stunning countryside and plenty of walks, cycle routes and bridle paths. There are transport links to Sedbergh and Leyburn. As well as the many beautiful places to visit in The Dales, there are also convenient opportunities for days out into the Lake District, Eden Valley and Teesdale.

DIRECTIONS

Sat Nav location: DL8 3RG.

GROUND FLOOR (UPPER)

Steps lead up from Market Place to a glazed front porch and inner front entrance door.

Lounge 12' 3" x 11' 8" (3.73m x 3.55m) inc stairs.

A characterful reception room with impressive stone flagged floor, open fireplace and staircases up and down. Front window with window seat. Open plan into:

Kitchen 9' 8" x 9' 1" (2.94m x 2.77m)

A decent sized fitted kitchen with two rear windows.



LOWER GROUND FLOOR

Staircase leads directly into:

Sitting Room / Bedroom 15' 5" x 12' 2" (4.70m x 3.71m) max L shaped.

A versatile 'L' shaped room with rear window and glazed stable style rear door. The door leads onto the rear shared access pathway.



FIRST FLOOR

Staircase leads directly into:

Bedroom 12' 5" x 9' 7" (3.78m x 2.92m) plus stairs.
Double sized bedroom area with front and side window and exposed beams. Door to:

Bathroom 8' 2" x 7' 11" (2.49m x 2.41m)
A generously sized bathroom with rear window and cupboard housing the hot water tank.

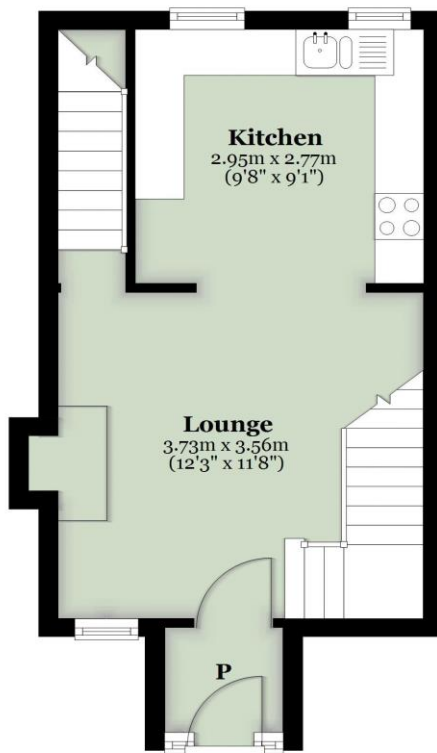
Box Room 8' 2" x 3' 6" (2.49m x 1.07m)
A very small room with rear window, ideal as a walk-in-wardrobe, study or hobby storage.



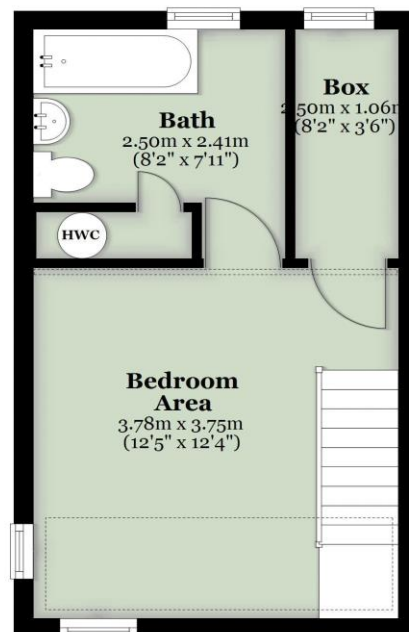
Lower Ground Floor



Upper Ground Floor



First Floor





OUTSIDE

There is a coal store and bin store located at the side, next to the front steps.

AGENT'S NOTES

The property benefits from a right of way to the side, to access the gated rear access path and rear entrance door. This property is a freehold, with a portion of 'flying freehold' (where a part of this property is over an adjoining property). We are the exclusive selling agent for this property. Viewings are by appointment only. To book a viewing, ask any questions, or to make an offer, you are very welcome to contact us 7 days a week by phone or email.

PROPERTY TO SELL?

We sell successfully for clients throughout the North of England.

We are specialists in handling Period, Individual and Rural properties throughout the region. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

Call us or visit www.dalesandshires.com for full details.

Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.

Tenure: Freehold.

Council Tax Band: TBC.

These details were prepared / amended on: 29/10/2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		73
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

AGENT'S STANDARD DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
4. Photos, floorplans & images are the copyright & property of Dales & Shires Ltd. and may not be reproduced or used in any way by anybody else without our expressed permission.
5. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Purchasers must satisfy themselves by inspection, survey, specialist report or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
6. No representative of Dales & Shires has any authority to make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of the vendor.

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