



# The Flat & Former Joiners Shop

Town Head, Hawes, North Yorkshire, DL8 3RG



Robin Jessop



# A FIRST FLOOR APARTMENT & FORMER JOINERS SHOP WITH POTENTIAL

- First Floor Apartment with Former Joiners Shop Below
- Unique Opportunity to Purchase a Live Work Unit
- Two Bedroom Accommodation with Potential Third Bedroom
- Stunning Views
- Second Floor Storage Room
- Workshop with Cellar Below
- Town Centre Location
- Guide Price: £150,000 - £200,000
- A Rare Opportunity

## SITUATION

Hawes Market Place 1-minute walk. Sedbergh 15 miles. Leyburn 16 miles. Ingleton 17 miles. Kendal 26 miles. Northallerton 35 miles. Main Railway Line at Garsdale 7 miles.

Hawes is a popular and thriving market town within the Yorkshire Dales National Park. The town benefits from a good range of independent shops, cafes, pubs and amenities including the famous Wensleydale Creamery.

## DESCRIPTION

The property comprises is a spacious first floor apartment with access via an external stone staircase. It needs refurbishment but offers a blank canvas for a buyer looking for a project or business opportunity with the shop below. The property has oil central heating and enjoys views across the town to the front with views of open countryside at the rear.





The property is entered into the open plan kitchen with dining area which has a range of units and space for appliances with a dual aspect to the front and side. This leads to a living room with open fire and traditional alcoves, two double bedrooms, one of which with fitted wardrobes and a house bathroom with electric shower over the bath. Usefully, there is a utility room with plumbing for a washing machine which has also been used as an office in the past and could be used as a third bedroom if required. There is a second floor with access via drop down ladder into a storage room.

The below former Joiners Workshop briefly comprises a large ground floor workshop area together with a useful cellar, which is used for storage. The property is entered into through a set of large double doors, which leads to the main workshop area which benefits from water and electric. There is also an office space to the rear and a WC.

Below the workshop is also a very useful cellar which is used as storage and also stores the boiler and oil tank. Although the property has been used as a joiner's workshop, it could but used for a number of other uses and also converted to create a ground floor apartment (subject to obtaining planning consent). Please note, the fixed joinery equipment is included in the sale.

Externally, the property does benefit from off road parking together with space for potted plants.

#### **GENERAL REMARKS & STIPULATIONS**

##### **VIEWING**

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

##### **OFFERS**

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

##### **MONEY LAUNDERING REGULATIONS**

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering





Regulations.

#### METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

#### BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

#### WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

///part.wicked.parked

#### AGENT NOTE

We have been informed that the property was formerly a fuelling station and there may be old disused fuel tanks underneath the ground.

#### FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale. This includes the fixed equipment in the workshop.

#### TENURE

Freehold with vacant possession.

#### COUNCIL TAX

Band B.

#### SERVICES

Mains electricity. Mains drainage. Oil fired central heating.

#### LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780

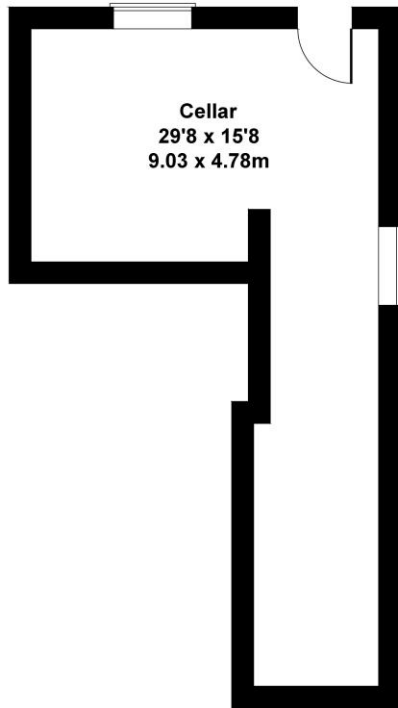
#### LOCAL PLANNING AUTHORITY

Yorkshire Dales National Park, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL. TEL: 01969 652300

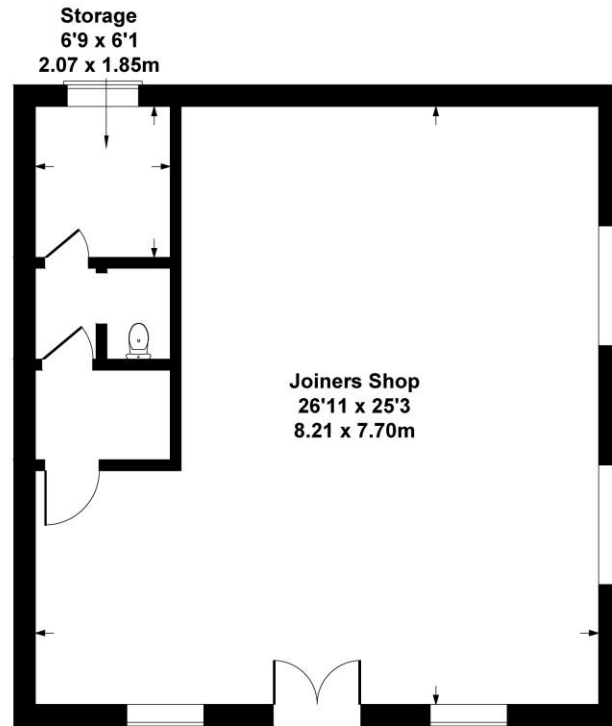


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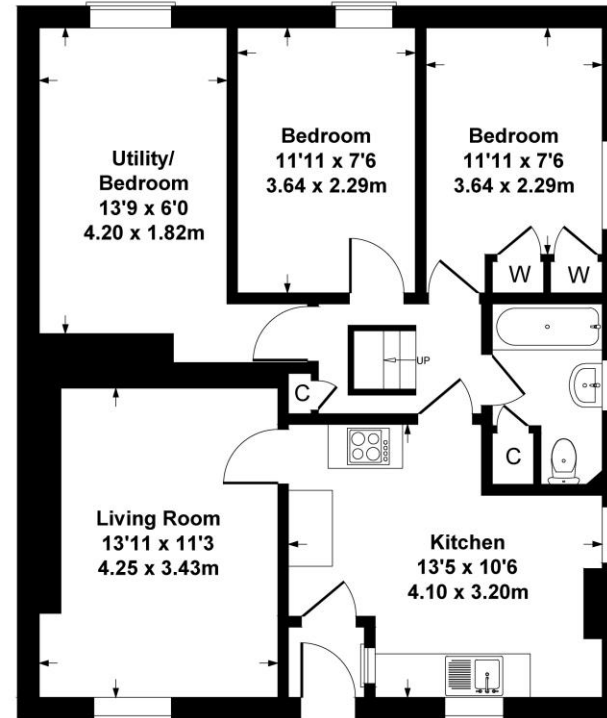
Approximate gross internal area  
 Flat 111 sq m - 1195 sq ft  
 Joiners Shop 64 sq m - 689 sq ft  
 Total 175 sq m - 1884 sq ft



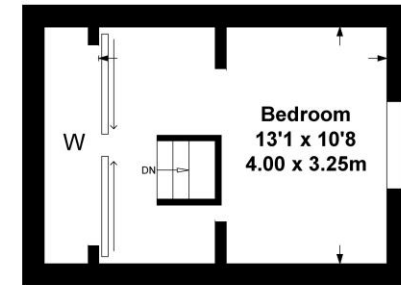
CELLAR



JOINERS SHOP  
(GROUND FLOOR)



FIRST FLOOR FLAT



SECOND FLOOR

## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	1	34
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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