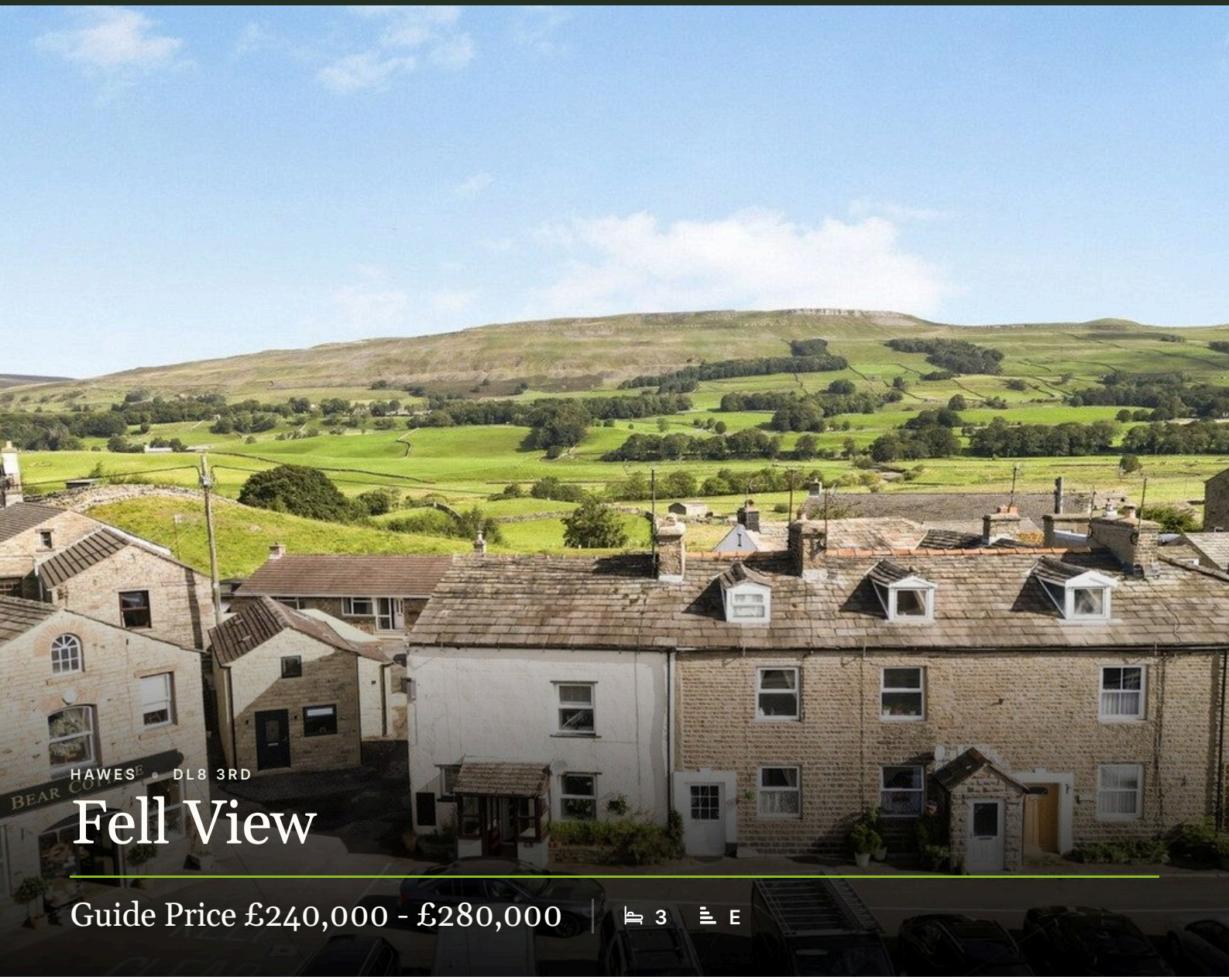
J.R. HOPPER & Co. Est. 1886



HAWES • DL8 3RD

Fell View

Guide Price £240,000 - £280,000 | 3 | E

AT A GLANCE

- Deceptively Spacious Character Cottage
- Central Town Location
- Modernised To An Exceptionally High Standard
- Cosy Living Kitchen Diner
- Two Double Bedrooms
- Modern Family Bathroom
- Large Attic Room With En-Suite
- Modern Electric Central Heating.
- Low Maintenance Outside Space
- Ideal Family Home, Holiday Retreat Or Investment Property

LEYBURN 01969 622936 | HAWES 01969 667744 | SETTLE 01729 825311 | KIRKBY STEPHEN 01768 258002

Central Chambers, Market Place, Leyburn, DL8 5BD · enquiries@jrhopper.com · www.jrhopper.com

THE PROPERTY

Deceptively Spacious Character Cottage

Fell View is a beautifully presented, deceptively spacious modern cottage, ideally situated in a central location in the heart of Hawes—a popular market town within the Yorkshire Dales National Park.

Hawes is a vibrant and thriving community, renowned for its stunning scenery and rich local culture. It's home to the famous Wensleydale Creamery, a popular tourist attraction known for its award-winning cheese, famously loved by Wallace & Gromit. The town's marketplace is just a short five-minute stroll from the property and offers a great selection of shops, restaurants, cafés, and traditional pubs. There is also a primary school, church, doctors' surgery, and a weekly outdoor market—making it a desirable place to live for both locals and visitors. The surrounding area boasts exceptional walking routes and breath-taking views in every direction.

The accommodation is set over three floors and offers flexible and well-proportioned living space. On the ground floor is a welcoming, open-plan living kitchen/diner with a breakfast bar, perfect for modern living and entertaining.

The first floor features two double bedrooms and a contemporary family bathroom. On the top floor is a spacious attic room with under-eaves storage and a stylish en-suite shower room—ideal as a principal bedroom, guest suite, or even a home office.

Externally, Fell View benefits from a low-maintenance enclosed courtyard to the rear, with a useful storage shed located just across the shared courtyard. To the front and side are established flower beds and shrubs, adding to the property's overall charm and kerb appeal. The property also benefits from a modern electric boiler and central heating.

Fell View is a versatile home offering an excellent opportunity for those looking for a permanent residence, a peaceful holiday retreat, or a smart investment in the heart of the Yorkshire Dales.

“

Central Town Location

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GALLERY

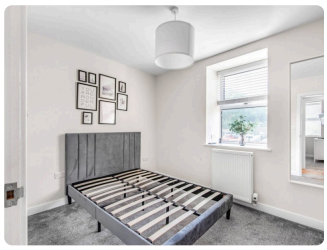
Every room, inside and out

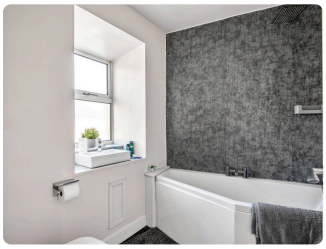


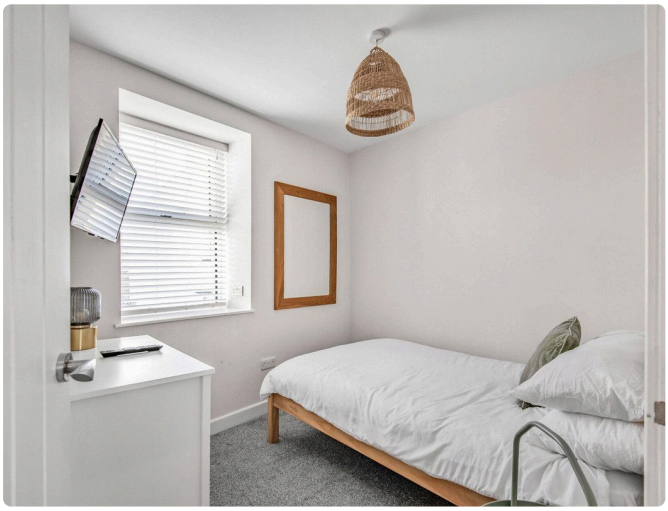




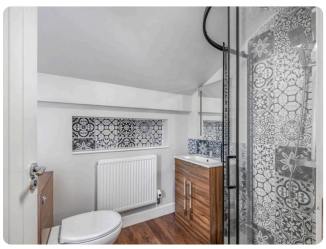


















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THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 GROUND FLOOR

Porch

Coir matting. Double glazed on three aspects. UPVC door into property.

Living Room

Laminate flooring. Fireplace with red stone brick and stone hearth. TV point. Radiator. Vertical radiator. Window and UPVC external door to the front.

Kitchen Diner

Laminate flooring. Part tiled walls. Good range of modern wall and base units with complimentary worktops. One and a half bowl composite sink. Integrated fridge and freezer, electric oven, grill and microwave and electric hob. Plumbing for dishwasher. Breakfast bar . Window and UPVC double patio doors to the rear.

02 FIRST FLOOR

Stairs and Landing

Turned staircase with fitted carpet. Picture window to the front. Downlights. Airing cupboard. Radiator. Window to the side.

Bedroom One

Large front double bedroom. Fitted carpet. TV point. Built in storage cupboard. Radiator. Window to the front.

Bathroom

Modern bathroom suite. Laminate flooring. W/C. Wash basin. Bath with power shower over. Heated towel rail. Frosted window to the rear.

Bedroom Two

Small rear double bedroom. Fitted carpet. TV point. Radiator. Window to the rear.

03 SECOND FLOOR

Stairs

Turned staircase with fitted carpet.

Attic Room

Large attic space. Fitted carpet. Pitched ceiling. Under eaves storage. Radiator. Two windows to the side. En-suite shower room Modern shower room. Laminate flooring. Pitched ceiling. W/C. Wash basin in vanity unit. Illuminated mirror. Corner shower cubicle with power shower. Radiator. Window to the side.

04 OUTSIDE

Front

Established flower beds either side of the porch.

Side

Established flower beds and bushes at the side of the property.

Rear

Low maintenance enclosed courtyard with firepit and room for seating. Electrical point. Outside tap.

05 AGENTS NOTES

Material Information

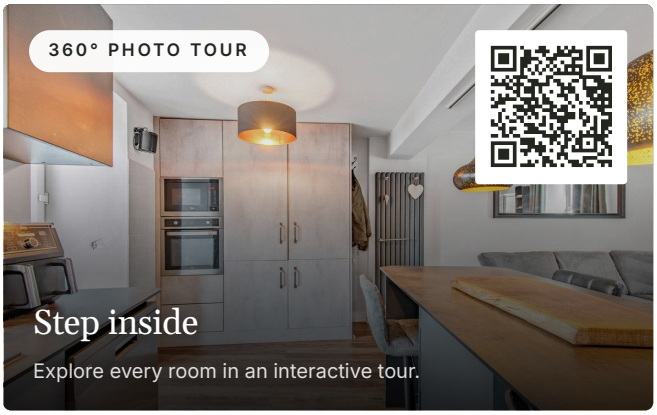
Mains electric, water & drainage. Modern Electric Central Heating. Fully double glazed throughout. Flood Risk: Categorised as very low, with no history of flooding. Broadband: Basic: 18 Mbps Superfast: 80 Mbps

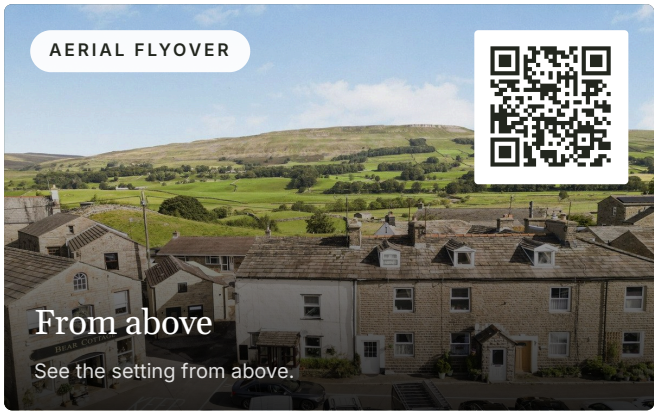
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ONLINE ONLY

There's more on the website

Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.





DOCUMENTS & LINKS

EPC - 28th August 2025

PDF · 0.09 MB

REQUEST THE VIDEO VIEWING

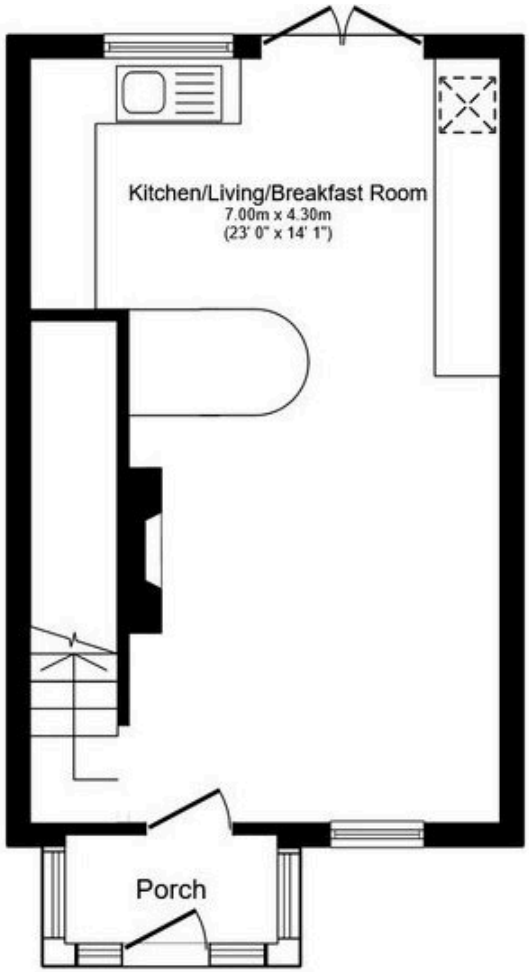
Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through Fell View properly, inside and out, room by room, pointing out every feature and every issue as they go.

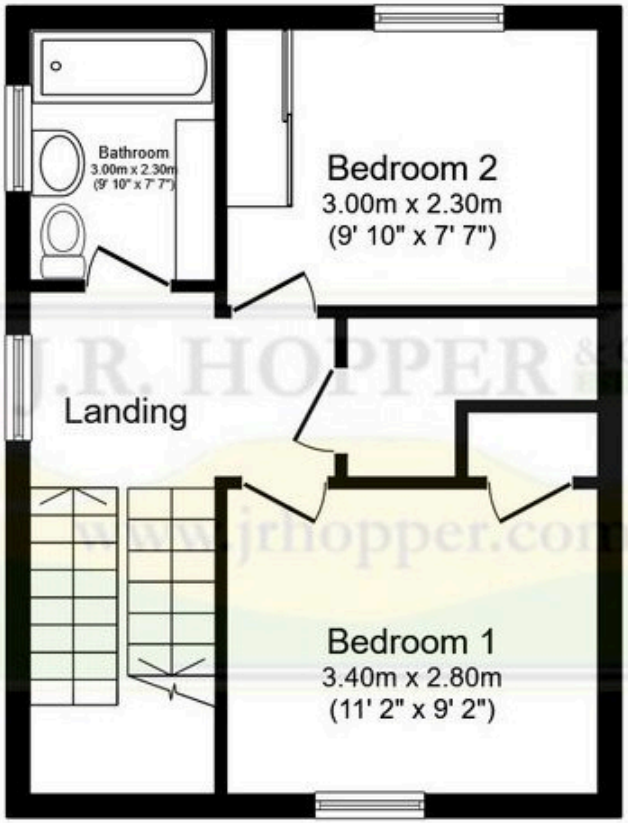
Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE VIDEO VIEWING

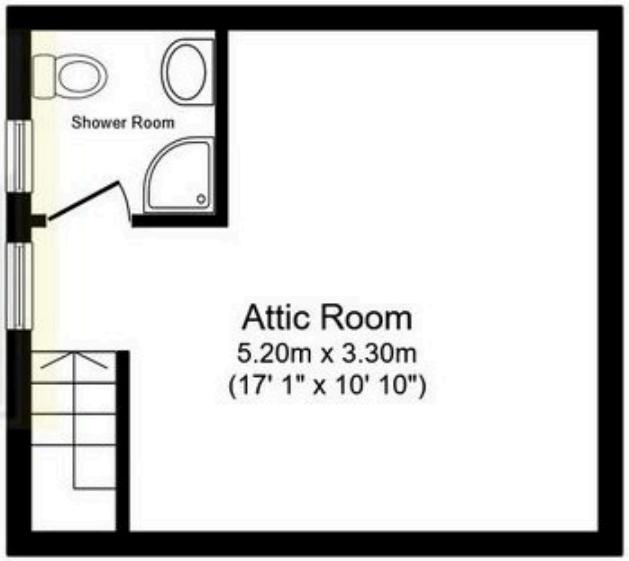
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Ground Floor



First Floor



Second Floor

Total floor area 92.6 sq.m. (996 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

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