J.R. HOPPER & Co. Est. 1886



HAWES • DL8 3QW

Herriots Guest House

Offers In The Region Of £550,000 | 9 | C

AT A GLANCE

- Charming 4* Guest House, Café & Gallery
- Popular Dales Town Location
- 7 En-Suite Letting Bedrooms
- Well Established Café & Gallery
- Separate Owners Accommodation
- Commercial Kitchen. Utility. Laundry Room
- Double Glazing. Central Heating
- Low Maintenance Terrace Garden
- Excellent Lifestyle Business

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

Charming 4* Guest House, Café & Gallery

Herriot's is a superb 4* Guest House located in the popular Yorkshire Dales Town of Hawes.

The property offers 7 attractive letting bedrooms all with ensuites, coffee shop, gallery business and separate owners accommodation. Situated on the town's one-way system, there is lots of passing trade and the bustle and facilities of a lovely town immediately on the doorstep with glorious countryside all around.

Hawes is an important tourist and business centre for the Yorkshire Dales National Park, located midway between the M6 motorway to the west and the A1 to the east. It is easily accessible, therefore, from the vast onurbations of the North of England and makes a wonderful base for walkers and tourers. The Pennine Way, Dales Cycle Way and Herriot's Way all pass through the town. Hawes has a traditional feel with weekly market, good pubs with real ales and hearty food, library, churches, a wide range of independent shops and a primary school. The town is also home to the famous Wensleydale Cheese Factory and the Dales Museum.

The current owners have been in residence since 2011 and since then have completed various refurbishment works including, new steel fire exits to the rear, central heating throughout, replastering, new windows and doors, new bathrooms and overall décor throughout. They have thoroughly enjoyed every moment at Herriot's, however, after recent health issues they feel now is the time to take on a quieter pace of life and allow Herriot's to go from strength to strength with new occupiers. Herriot's combined business of guest house, coffee shop and gallery draws income from locals and day visitors to the town as well as the guest house residents. The business currently trades Easter through till the end of October but could be open throughout the year given that there is always plenty of trade available in the bustling town of Hawes. Accounts available by request.

Internally the property currently offers 7 letting bedrooms all with ensuite shower rooms. Each room is well equipped with seating areas, tea and coffee making facilities and lovely views over the town and hills in the distance. On the ground floor is a lovely split level coffee shop and gallery with catering kitchen space. There is also the added benefit of separate owners accommodation which has the flexibility of offering as one or two bedrooms.

Externally there is a lovely stone terrace to the front and stone terrace to the rear with gravel seating area overlooking the rooftops and hills in the distance.

> *Popular Dales Town Location*

J.R. Hopper & Co. is a trading name for J.R. Hopper & Co. (Property Services) Limited Registered: England No. 3438347.
Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L.B. Carlisle, E.J. Carlisle.

GALLERY

Every room, inside and out















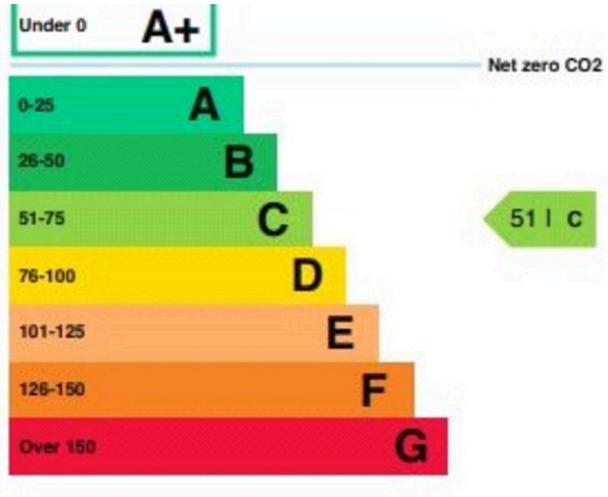




Produced 21 September 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

GALLERY





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 Herriots Guest House 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

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 - 13th June 2022

PDF · 0.05 MB

Produced 21 September 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

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

Entrance Hall

Welcoming main entrance. Coir matting flooring. Radiator. Stairs to first floor. Glazed front door.

STORE/LAUNDRY ROOM

Useful store/laundry room.

DOWNSTAIRS WC

Tiled floor. WC. Wash basin. Radiator. Extractor fan.

COFFEE SHOP

Lovely, open plan café area allowing 12 covers. Serving counter with tea/coffee making facilities and access to the kitchen. Karndean flooring. Radiator. Steps leading down to lower gallery/seating area.

GALLERY

Very light and airy gallery allowing 14 covers. Karndean flooring. Concealed storage area. Radiator. Double glazed double doors and windows to front overlooking the town.

COMMERCIAL KITCHEN

Very well equipped kitchen open through to washing area and store. Hardwearing vinyl flooring. Range of stainless steel units. Stainless steel refrigerator. Calor gas Rangemaster cooker. Large extractor fans. Commercial microwaves. Built in storage cupboards.

KITCHEN AREA

Open through from the main kitchen area. Hardwearing vinyl flooring. Storage shelving. Commercial dishwasher, refrigerator, freezer. Two stainless steel sinks with drainers. Door to rear entrance. Three velux windows.

REAR ENTRANCE

Coir matting flooring. Door leading to owners accommodation. Double glazed door to rear.

02 FIRST FLOOR

Landing

L-shaped landing area. Fitted carpet. Two radiators. Staircase to second floor. Double glazed fire door to rear. Double glazed frosted window.

BEDROOM ONE

Twin bedroom. Fitted carpet. Radiator. TV point. Double glazed sash window.

Ensuite

Vinyl flooring. WC. Wash basin. Shower. Heated towel. rail. Extractor fan.

> *7 En-Suite Letting Bedrooms*

Produced 21 September 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

02 FIRST FLOOR

BEDROOM TWO

Double bedroom. Fitted carpet. Radiator. TV point. Built in cupboard. Two double glazed sash windows with views over the town.

Ensuite

Vinyl flooring. WC. Wash basin. Double shower. Heated towel rail. Extractor fan.

STAFF BEDROOM TWO

Currently used as a staff bedroom/store. Fitted carpet. Radiator. Two double glazed sash windows.

BEDROOM THREE

Fitted carpet. Radiator. TV point. Double glazed sash window.

Ensuite

Vinyl flooring. WC. Wash basin. Shower. Extractor fan.

03 SECOND FLOOR

Landing

L-shaped landing. Fitted carpet. Two radiators. Built in cupboard housing water tank. Loft access. Double glazed fire door to rear. Double glazed window.

BEDROOM FOUR

Single bedroom. Fitted carpet. Radiator. TV point. Loft access. Double glazed sash window with views over the fells.

Ensuite

Vinyl flooring. WC. Wash basin. Shower. Heated towel rail. Extractor fan. Double glazed sash window.

BEDROOM FIVE

Triple bedroom (can also be a super king). Fitted carpet. Radiator. TV point. Two double glazed windows with lovely views towards Staggs Fell.

Ensuite

Vinyl flooring. WC. Wash basin. Shower. Heated towel rail. Extractor fan.

BEDROOM SIX

Double bedroom. Fitted carpet. Radiator. TV point. Two double glazed windows with lovely views towards Staggs Fell.

Ensuite

Vinyl flooring. WC. Wash basin. Double shower. Heated towel rail. Extractor fan.

“

Well Established Café & Gallery

Produced 21 September 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

03 SECOND FLOOR

BEDROOM SEVEN

Super king bedroom (can also be a twin). Fitted carpet. Radiator. TV point. Built in cupboard. Double glazed sash window with seat and lovely views towards Staggs Fell.

Ensuite

Vinyl flooring. WC. Wash basin. Shower. Heated towel rail. Extractor fan. Double glazed sash window.

OWNERS ACCOMMODATION

01 GROUND FLOOR

LOUNGE/DINER

Fitted carpet. Two radiators. Staircase. Two double glazed sash windows.

Utility Room

Tiled flooring. Base units. Oil central heating boiler. Pressurised water cylinder tank. Plumbing for washing machine. Space for dryer. Loft access. Double glazed window.

02 FIRST FLOOR

Landing

Fitted carpet. Steps down to Bedroom Three (can either be an extra owners bedroom or used as a guest bedroom).

Bathroom

Vinyl flooring. WC. Wash basin. P-shaped bath with shower over. Heated towel rail. Extractor fan. Double glazed sash window.

OWNERS BEDROOM

Fitted carpet. Radiator. Built in cupboard. Feature double glazed round window and sash window.

03 OUTSIDE

FRONT

Stone terrace area to the front with steps leading to the entrance and elevated seating area.

REAR

Stone terraced garden to the rear with superb views over the rooftops and hills beyond. Oil central heating tank. Two fire exit routes.

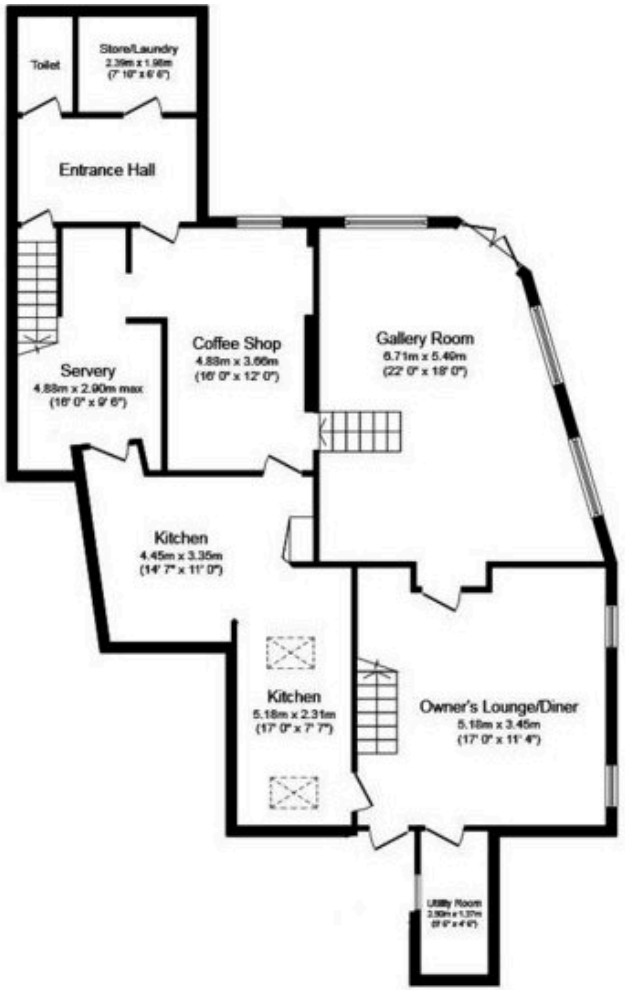
04 AGENTS NOTES

Material Information

Mains electricity, water and drainage. Oil-fired central heating. LP Gas for cooking

> *Separate Owners Accommodation*

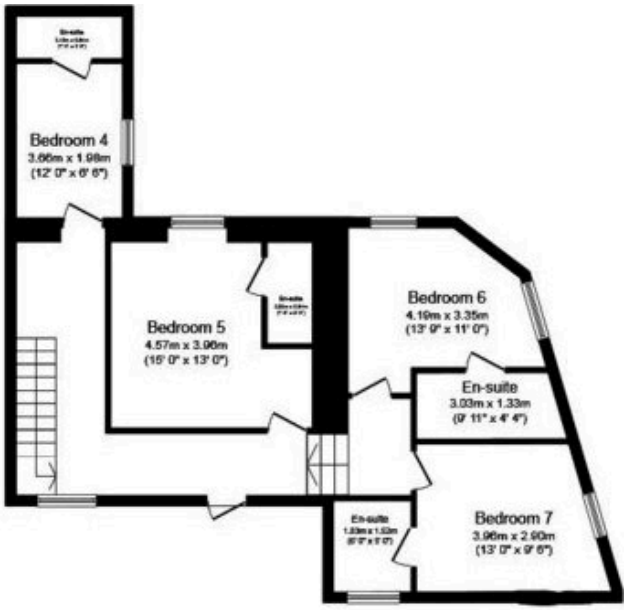
Produced 21 September 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.



Ground Floor



First Floor



Second Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.