

ROOCROFTS

BEAUTIFUL HOMES IN BEAUTIFUL PLACES



MOUNT VIEW

MARKET PLACE, HAWES, DL8 3RD

WELCOME...



Discover this delightful 3-bedroom Dales cottage, nestled in the heart of Hawes. Featuring a cosy living room with an open fire and a family kitchen diner, this property offers comfort and character. Ideal as a permanent residence or a lucrative holiday let.

Nestled in the picturesque Market Place of Hawes, North Yorkshire, this delightful three-bedroom Dales cottage offers an exceptional opportunity for those seeking a charming home or a promising holiday-let investment. This property perfectly blends traditional character with modern convenience, all within the vibrant heart of the Yorkshire Dales.

Upon entering, you are greeted by a truly cosy living room, a welcoming space enhanced by the warmth and ambience of an open fire. This room provides an inviting retreat, perfect for relaxing after a day exploring the stunning local countryside. The traditional features are complemented by a comfortable layout, making it an ideal spot for family gatherings or quiet evenings in.

THE HEART OF THE HOME...



Adjacent to the living room is the spacious family kitchen-diner, a true hub of the home. This area boasts a fully fitted kitchen, offering ample storage and workspace for culinary enthusiasts. The design allows for both casual dining and more formal meals, making it highly versatile for everyday living and entertaining. Natural light fills the space, creating a bright and airy atmosphere. The oven and induction hob are from Cooke & Lewis and there is plumbing for a washing machine. Karndean flooring finishes the room off beautifully.

BEAUTIFUL BEDROOMS...



The first floor hosts two well-proportioned double bedrooms, each offering a peaceful sanctuary. These rooms are thoughtfully laid out, providing comfortable accommodation for residents or guests.



The principal bedroom has lovely high ceilings and two windows creating the feel of space and filling the room with light.

The second bedroom has a wonderful sense of calm and tranquillity.



The roof space has been converted to create a third bedroom, accessed through bedroom two. This room could be converted into a dressing room, and there is plumbing in place to add an ensuite shower room. Alternatively, this room, tucked away, would make a fantastic office space with tonnes of natural light pouring in through the dormer window.

A MOMENT TO RELAX...



Completing the first floor is a beautifully appointed bathroom, featuring contemporary fixtures and fittings, ensuring a refreshing start or end to your day. A free-standing slipper bath is perfect to unwind after a busy day, and there is a separate walk-in shower. There are also two basins for an added hint of luxury.

COUNTRY LIVING...

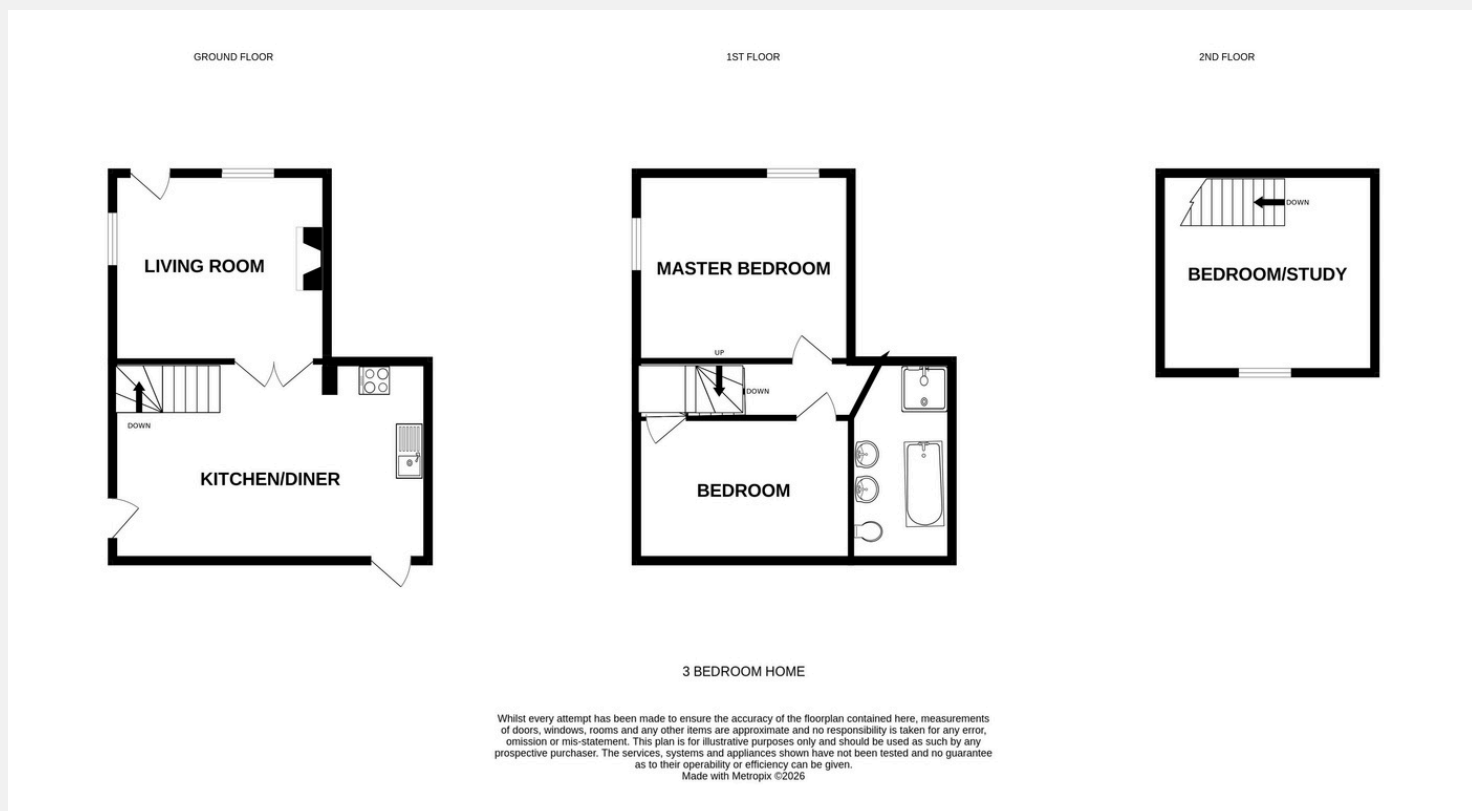


One of the most compelling aspects of this property is its prime location. Situated in the heart of Hawes, residents benefit from immediate access to the town's array of independent shops, cafes, pubs, and local amenities.

Hawes is renowned for its vibrant community spirit and as a gateway to the breathtaking landscapes of the Yorkshire Dales National Park, offering endless opportunities for outdoor pursuits such as walking, cycling, and exploring. The famous Wensleydale Creamery is also just a short stroll away.

This charming cottage represents a perfect home for individuals or families looking to embrace the Dales lifestyle. Furthermore, its desirable location and inherent appeal make it an outstanding candidate for a holiday let, promising strong rental yields and a steady stream of visitors eager to experience the beauty of North Yorkshire. The property's character and excellent condition mean it is ready for immediate occupation or to begin generating income.

With its blend of comfort, character, and an enviable location, Mount View is a rare find. Viewing is highly recommended to fully appreciate the charm and potential this wonderful property has to offer.



READY TO VIEW?

CALL 01969 600433 TO
ARRANGE A VIEWING

Finer details...

Council Tax Band: B

Heating: Oil

EPC Rating: E

Parking: Street parking, although a
residents permit may be available

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