



# Cayson House

The Holme, Hawes, North Yorkshire, DL8 3QR



Robin Jessop

# A LARGE DETACHED HOUSE IN A CENTRAL TOWN LOCATION WITH VIEWS OF STAG'S FELL

- Large Detached House
- Central Town Location
- Driveway Parking & Large Integral Garage
- Four Double Bedrooms
- Updating Required Throughout
- Views to the Rear of Stag's Fell
- Guide Price: £350,000

## SITUATION

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

Cayson House is a stone-built detached house situated in the popular market town of Hawes. The property is spacious and does require updating throughout, however it offers excellent opportunity for a buyer to renovate and create an excellent family home.

The property is entered into the welcoming reception hall which has a turned staircase leading up to the first floor. There is a large living room with two windows to the front, a dining kitchen with a range of fitted wooden units and ample dining space with an adjoining conservatory. Completing the ground floor is a snug and a ground floor shower room, which offers the potential for use as a bedroom with ensuite if required.

To the first floor there are four double bedrooms, two of which have ensuite shower rooms, and a large house bathroom. The two



rear bedrooms enjoy excellent views across open fields to Stag's Fell in the distance.

The property also has the benefit of an integral single garage which could also be used as a workshop if required or could be incorporated into the property if required, subject to planning.

Externally the property has driveway parking to the front with an enclosed low maintenance garden at the rear with ample space for seating and potted plants. Usefully, there is a stone workshop with double doors which could be used as a garden room or work from home studio (subject to planning).

Overall, Cayson House offers an excellent opportunity, and viewing is advised to see the potential.

#### **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.

##### **WHAT3WORDS**

**///booth.clinked.hazelnuts**

##### **FIXTURES & FITTINGS**

Only those fixtures and fittings described within this brochure are included in the sale.

##### **TENURE**

Freehold with vacant possession.

##### **COUNCIL TAX**

Band E.

##### **SERVICES**

Mains electricity, mains water, mains drainage. Night storage heating.

##### **LOCAL AUTHORITY**

North Yorkshire County Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD

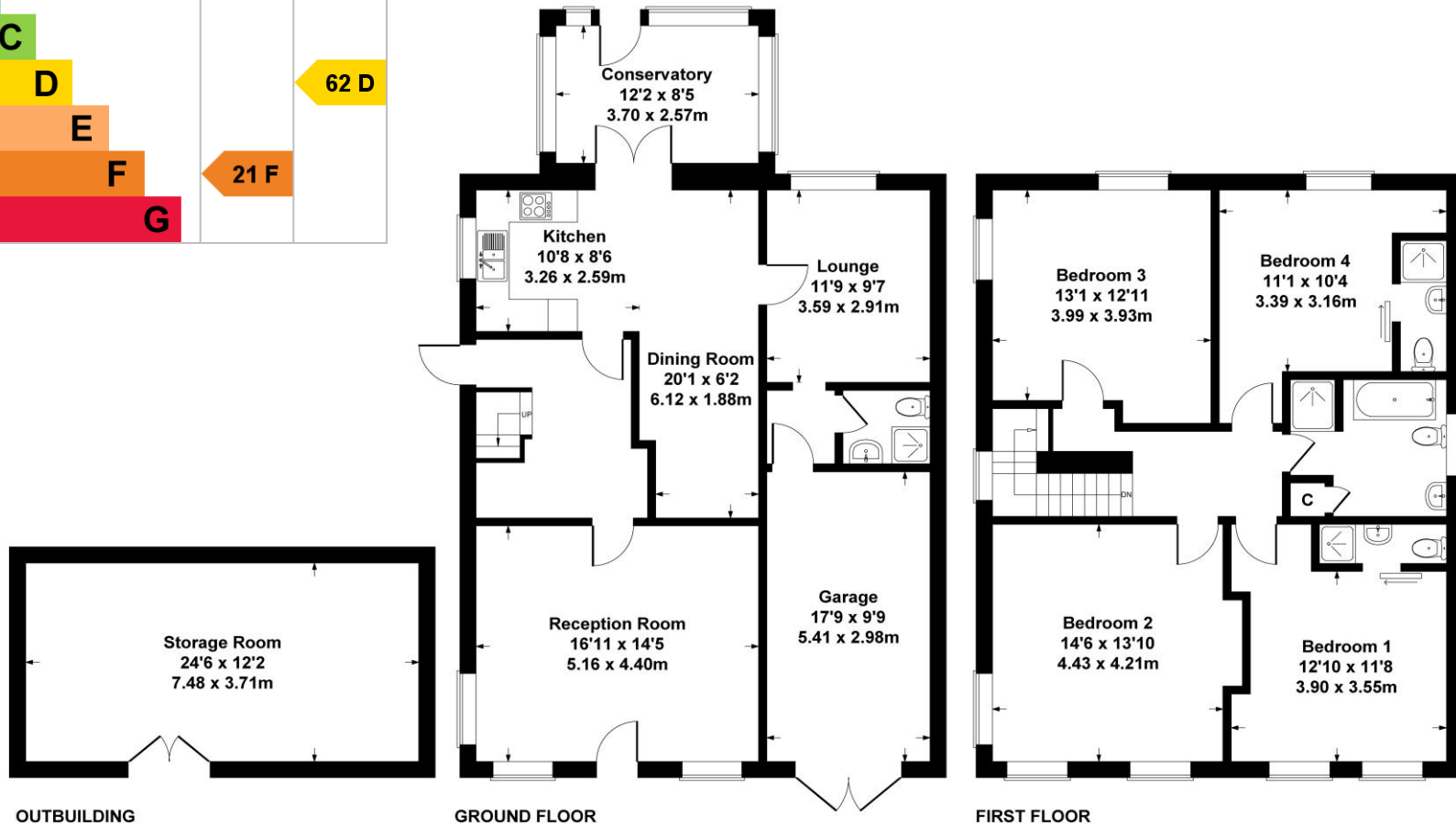


# Cayson House, Hawes

Approximate gross internal area  
 House 171 sq m - 1841 sq ft  
 Garage 16 sq m - 172 sq ft  
 Outbuilding 27 sq m - 291 sq ft  
 Total 214 sq m - 2304 sq ft



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		<b>62 D</b>
39-54	<b>E</b>		
21-38	<b>F</b>	<b>21 F</b>	
1-20	<b>G</b>		



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.

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