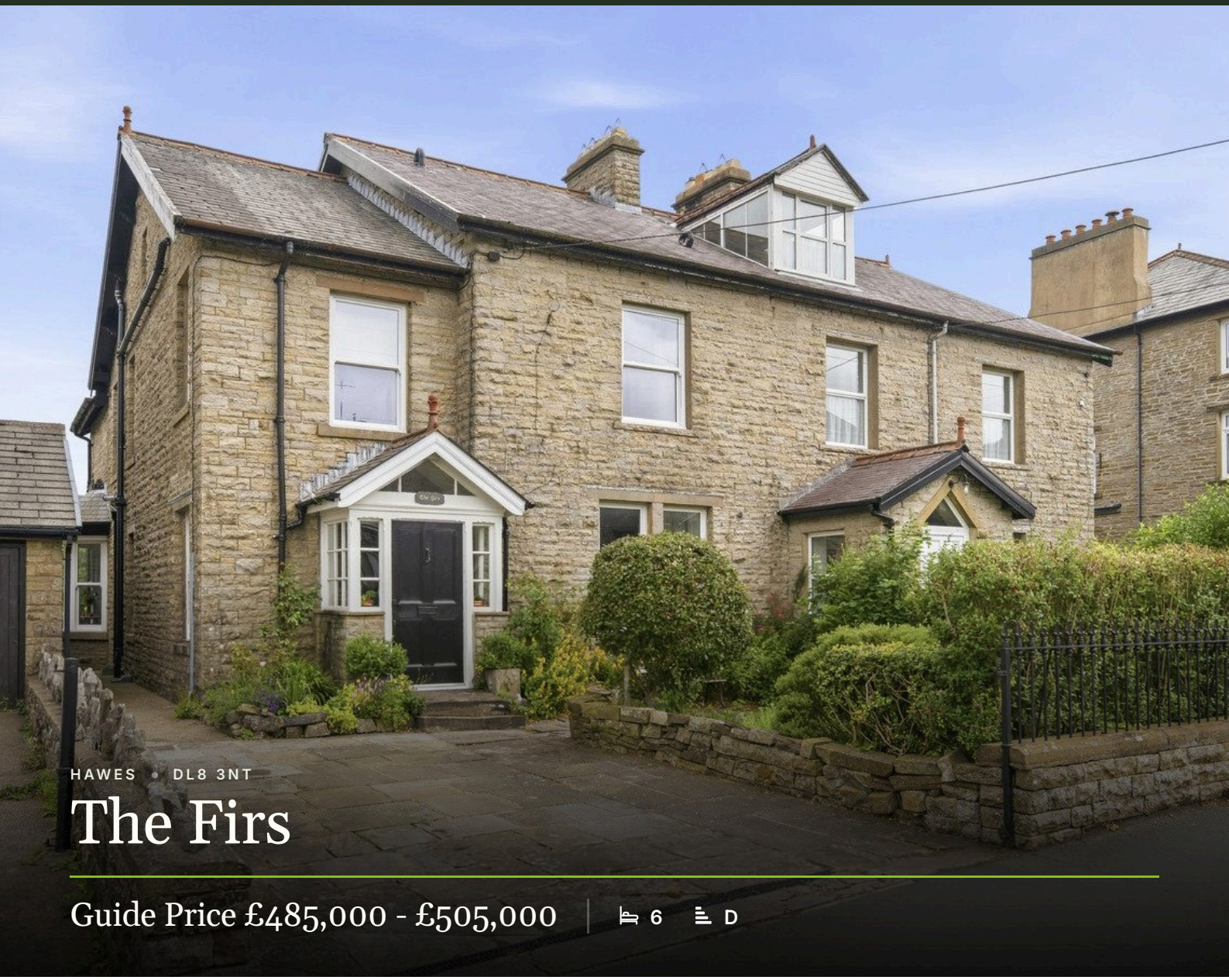
J.R. HOPPER & Co. Est. 1886



HAWES • DL8 3NT

The Firs

Guide Price £485,000 - £505,000

6 | D

AT A GLANCE

- Substantial Victorian Family Home
- Living Room With Multi Fuel Stove
- Large Kitchen Diner With Miele Appliances
- Utility Room & Cloakroom
- 6 Bedrooms, 4 Ensuites
- Family Bathroom With Roll Top Bath
- Driveway Parking
- Front & Rear Gardens With Views
- Sauna Situated On The Second Floor
- Viewing Highly Recommended With No Chain

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

Substantial Victorian Family Home

The Firs is an immaculately presented and generously proportioned Victorian family home, ideally situated in the sought-after market town of Hawes.

Beautifully maintained, this impressive property retains a wealth of original period features, seamlessly blending timeless character with modern comforts.

Hawes is a thriving Dales market town offering an excellent range of independent shops, restaurants, cafés and traditional pubs. The town benefits from a strong community spirit, with a primary school, medical centre, church and a popular weekly outdoor market. Surrounded by breathtaking countryside and renowned walking routes, Hawes attracts both residents and visitors throughout the year. It is also home to the famous Wensleydale Creamery, a major local employer producing its award-winning Wensleydale cheeses.

Stepping through the front door, you are welcomed by an impressive entrance hall featuring a striking staircase that immediately sets the tone for the rest of the home. The elegant living room boasts a beautifully carved mahogany fireplace, creating a warm and inviting space. The current owners have thoughtfully reconfigured the ground floor by opening up the dining room to create a spacious open-plan kitchen and dining area, ideal for modern family living and entertaining. A practical utility room provides direct access to the rear garden, while a hidden 'secret' room off the kitchen offers exceptional flexibility as a sixth bedroom, home office or hobby room. This versatile space also benefits from its own en-suite shower room.

The first floor offers well-proportioned accommodation comprising three generous double bedrooms, two of which enjoy en-suite facilities, a further single bedroom and a stylish family bathroom.

Occupying the second floor is an impressive principal suite, featuring a spacious bedroom, a contemporary shower room complete with a sauna, and a large walk-in dressing room, creating a luxurious and private retreat.

The current owners have undertaken an extensive programme of improvements, ensuring the property is presented in excellent condition and ready to be enjoyed. Enhancements include a complete electrical rewire, new boiler, radiators, central heating system, oil tank and immersion heater, all installed in 2021. The beautifully appointed kitchen features bespoke walnut cabinetry, elegant marble worktops and premium Miele appliances, with several appliances being brand new and unused.

Externally, the property enjoys attractive, low-maintenance gardens to both the front and rear, with a combination of lawn and flagged seating areas. A private driveway provides off-road parking, with additional vehicle access to the rear offering further parking if required. There is also ample on-street parking available to the front of the property. The rear garden enjoys spectacular far-reaching views across the surrounding Dales countryside, providing the perfect setting to relax and unwind.

Early viewing is highly recommended to fully appreciate the space, character and exceptional standard of accommodation that this outstanding family home has to offer.

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GALLERY

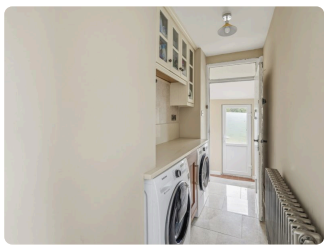
Every room, inside and out



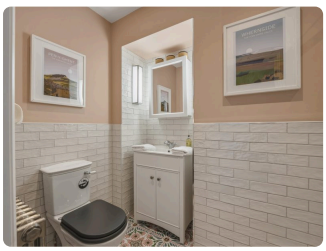











Produced 24 October 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy 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 The Firs 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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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

Tiled flooring. Coved ceiling. Picture rail. Victorian style radiator. Partially panelled walls. Understairs cupboard. Niche arched cove. Window to side. Front door.

Living Room

Engineered wood flooring. Coved ceiling. Picture rail. Two Victorian style radiators. Feature 1912 mahogany fireplace. Multifuel stove. Opening to kitchen diner. Window to front.

Kitchen Dining Room

L shaped room. Engineered wood flooring. Coved ceiling. Picture rail. Two Victorian style radiators. Fireplace housing multi fuel stove. Oak mantle. Two built in original Victorian display cabinets. Wooden breakfast bar with marble work top, electric Miele hob, extractor fan, plate warming oven and built in drawers. Bespoke kitchen units with marble worktops. Stainless steel 1.5-bowl sink with newly installed waste disposal unit and water filtration purifier. Space for American fridge freezer. Double Miele oven. Miele steam oven and Miele integrated microwave. Wine fridge. Two windows to side. Door to utility.

Bedroom

'Secret room' Ideal ground floor bedroom or home office. Engineered wood flooring. Picture rail. Two vertical Victorian style radiators. Niche built in book shelf. Bay window to side. Ensuite: Tiled flooring. Partially tiled walls. Victorian style radiator. WC. Washbasin. Walk in shower cubicle with rainfall shower.

Utility Room

Marble tiled floor. Victorian style radiator. Wall units. Worktop. Plumbing for washing machine and space for tumble drier. Sash window.

Cloakroom

Marble tiled floor. Coved ceiling. Part marble tiled walls. Victorian style radiator. Washbasin with towel rail. WC. Window to side.

Rear Porch

Quarry tiled floor. Door to rear. Window to side.

02 FIRST FLOOR

Landing

Carpet runner on stairs. Fitted carpet on landing. Coved ceiling. Picture rail Victorian style radiator. Feature arch. Window to side.

Bedroom 1

Large front double. Fitted carpet. Coved ceiling. Victorian style radiator. Built in wardrobe. Part frosted sash window to front. Ensuite: Spanish floor tiles. Partially Zelige tiled walls. Victorian style radiator. Wash basin and vanity unit. WC. Shower cubicle with rainfall shower.

Bedroom 2

Large rear double. Fitted carpet. Coved ceiling. Picture rail. Victorian style radiator. Built in small airing cuboard. Window to rear. Ensuite: Tiled flooring. Partially marble tiled walls. Victorian style radiator. Feature cast iron fireplace. Washbasin. WC. Shower cubicle with rainfall shower.

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THE ACCOMMODATION

02 FIRST FLOOR

Bedroom 4

Front single bedroom. Fitted carpet. Coved ceiling. Victorian style radiator. Built in wardrobe. Part frosted sash windows to front and side.

Bedroom 3

Rear double bedroom. Fitted carpet. Coved ceiling. Victorian style radiator. Feature cast iron fireplace. Loft hatch. Frosted window to side.

Bathroom

Tiled flooring. Partially marble tiled walls. Heated towel rail. Washbasin. WC. Roll top bath. Shower cubicle with rainfall shower. Two windows to rear.

03 SECOND FLOOR

Bedroom

Fitted carpet. Feature beam. Two Victorian style radiators. Feature cast iron fireplace. Two built in cupboards. Loft hatch. Sauna. Velux window. Ensuite: Marble tile floor. Partially marble tiled walls. Victorian style radiator. Wash basin in vanity unit. WC. Shower cubicle with rainfall shower. Built in cupboard.

Dressing Room

Fitted carpet. Ceiling beams. Built in shelving & rails. Victorian style radiator. Window to side.

04 OUTSIDE

Front

Stone flagged driveway. Raised flower beds. Garden path. Lawned area. Well established shrubs.

Rear

Lawn with beautiful views up to Stags Fell. Mature raised flower beds. Concrete yard area, with the space to park a car. Vehicle access to the rear via a right of way over neighbours drive. Oil tank. Garden shed.

05 AGENTS NOTES

Material Information

Mains electric, water and waste. Oil central heating. New boiler and heating system in 2020. Electrical rewire completed in 2020. Broadband: Basic 20 Mbps. Superfast: 80 Mbps. Flood Risk: Noted as very low, with no history of flooding.

Additional Notes

The frosting on the windows is a frost film, which can be easily removed if desired.

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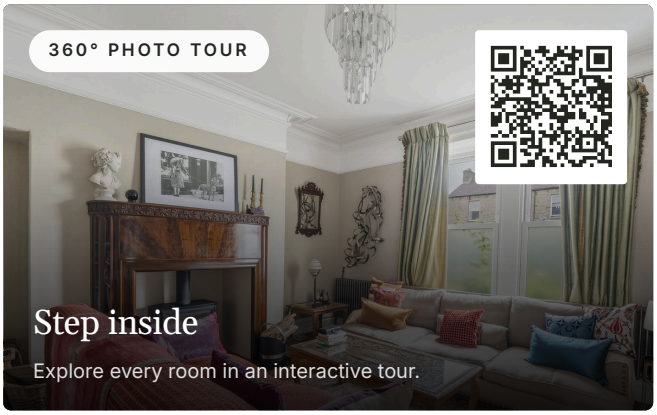
Living Room With Multi Fuel Stove

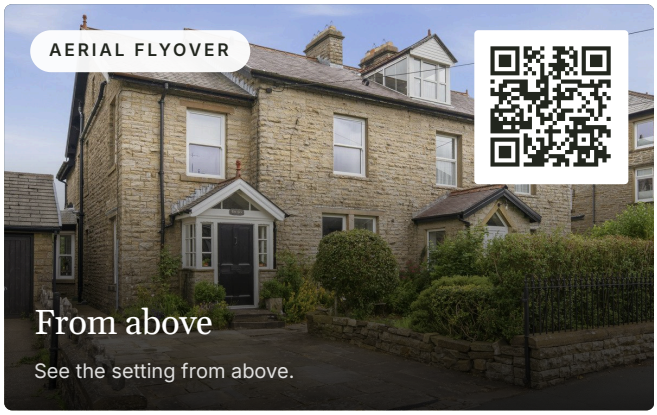
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ONLINE ONLY

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 - 5th October 2022

PDF · 0.12 MB

Large Kitchen Diner With Miele Appliances

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The Firs, Burtersett Road, Hawes, DL8 3NT

Total Area: 237.7 m² ... 2559 ft²



J.R. HOPPER & Co.

Floor plan produced for J.R. Hopper & Co by Abide Studios.
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The plan is not to scale and has been prepared solely for marketing purposes.
Interested parties should make their own enquiries and rely on their own inspection as to its accuracy.

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.