J.R. HOPPER & Co. Est. 1886



HAWES • DL8 3QR

# Sunnyholme

Guide Price £265,000 | 2 | D

## AT A GLANCE

- Traditional Dales Semi Detached Cottage
- Convenient Market Town Location
- Lovely Views
- Living Room
- Kitchen
- Dining Area
- 2 Bedrooms
- Bathroom & Downstairs Cloakroom
- Oil Central Heating & Double Glazing
- Enclosed Rear Garden


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THE PROPERTY

# Traditional Dales Semi Detached Cottage

Sunnyholme sits in a convenient location in the vibrant market town of Hawes, nestled in the heart of Upper Wensleydale within the stunning Yorkshire Dales National Park.

Hawes is a traditional market town offering a wide range of shops, restaurants, tearooms, and welcoming pubs. It boasts a lively community with amenities including a primary school, a church, and a well-used market hall. The town still hosts a weekly outdoor market, attracting both locals and visitors year-round. Surrounded by breathtaking countryside, the area is perfect for walking and taking in the scenic views.

Sunnyholme is a well-presented semi-detached cottage, recently modernised to a high standard. Improvements include a new kitchen, a stylish shower room, oil-fired central heating, and replacement windows throughout.

The ground floor features a bright and welcoming sitting room at the front. To the rear, a spacious dining kitchen opens into a rear extension—an ideal space for entertaining. A convenient cloakroom and direct access to the rear garden complete the ground floor.

Upstairs, the cottage offers two bedrooms: a generously sized double bedroom at the front with built-in wardrobes, and a smaller second bedroom at the rear. The modern shower room includes a sleek walk-in shower enclosure.

Outside, the property benefits from a south-facing front patio garden, while the enclosed rear garden is designed for low maintenance, mostly laid with paving and a raised patio area—perfect for enjoying the open views over nearby fields.

Whether you're looking for a first home, a retreat, or a holiday let/investment property, Sunnyholme offers charm, comfort, and an unbeatable location.

> *Convenient Market Town Location*

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GALLERY

# Every room, inside and out

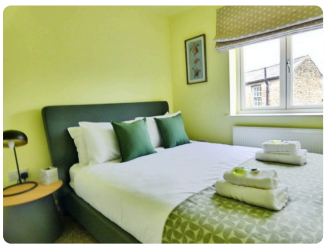
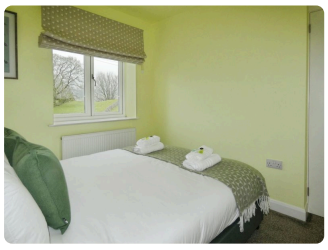













Produced 22 September 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy 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

### Living Room

Front living room. Fitted carpet. Ceiling and wall lights. Radiator. Windows to the front. Front door.

### Kitchen

Modern fitted kitchen. Vinyl flooring. Ceiling downlights. Good range of well fitted wall and base units. with integrated hob, oven and microwave. Stainless steel sink. Good sized under stairs cupboard. Opening through into the dining area.

### Dining Area

Rear extension has created a lovely dining area overlooking the rear garden. Laminate flooring. Ceiling downlights. Radiator. Large window to the garden.

### Cloakroom

Laminate flooring. Ceiling downlights. W/C. Wash basin. Extractor fan.

## 02 FIRST FLOOR

### Stairs & Landing

Fitted carpet. Built in cupboard.

### Bedroom One

Spacious front double bedroom. Fitted carpet. Radiator. Good range of fitted wardrobes. Two windows over dual aspects.

### Shower Room

Modern shower room. Vinyl flooring. Ceiling downlights. Large, walk in shower enclosure. W/C. Wash basin. Heated towel rail. Extractor fan. Frosted window to the rear.

### Bedroom Two

Rear bedroom. Fitted carpet. Large over stairs storage space. Radiator. Window to the rear with a pleasant outlook towards Stags Fell.

## 03 OUTSIDE

### Front

Enclosed south facing patio area.

### Rear

Private rear garden, Mainly stone flags with step up to a raised patio. Raised borders. Oil tank and external oil boiler. Lovely views over the open fields at the rear with views towards Stags Fell.

### Parking

Ample street parking is readily available.

## 04 AGENTS NOTES

### Material Information

Mains electric, water and drainage. Oil central heating and double glazing throughout. No known 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 - 18th June 2024

PDF · 0.09 MB

REQUEST THE VIDEO VIEWING

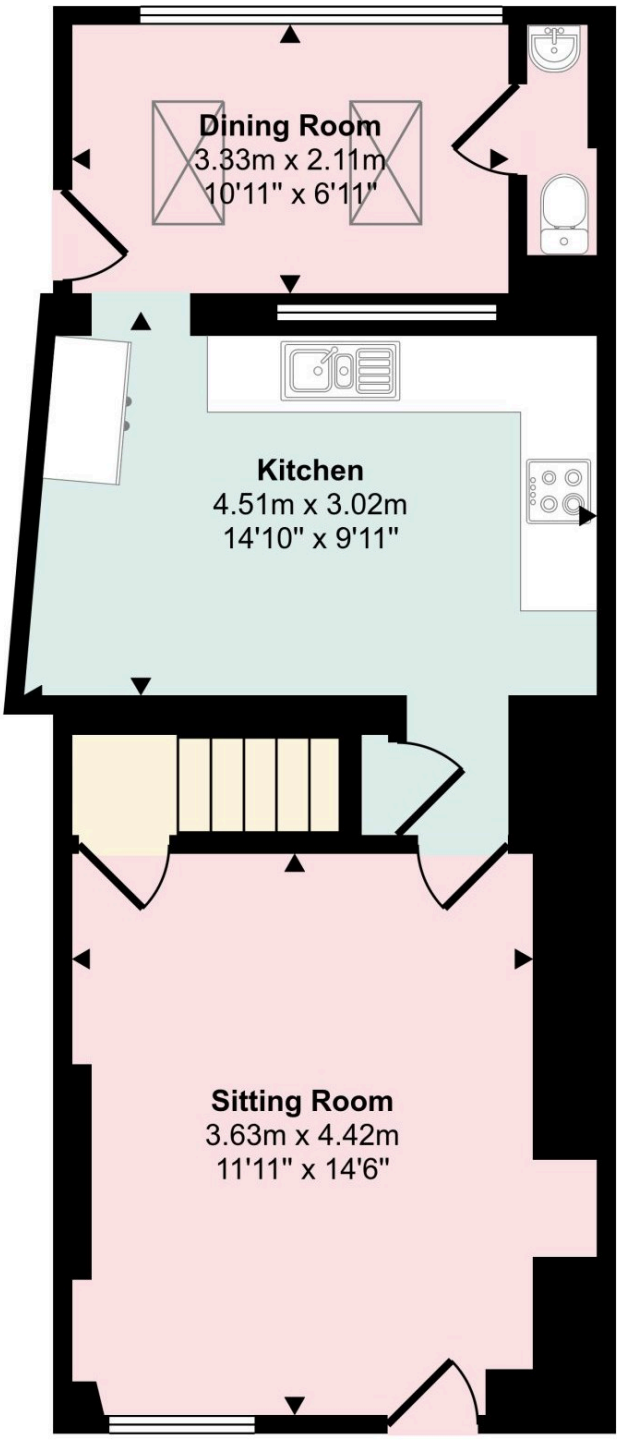
## Interest piqued? Here's what's next.

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 Sunnyholme 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

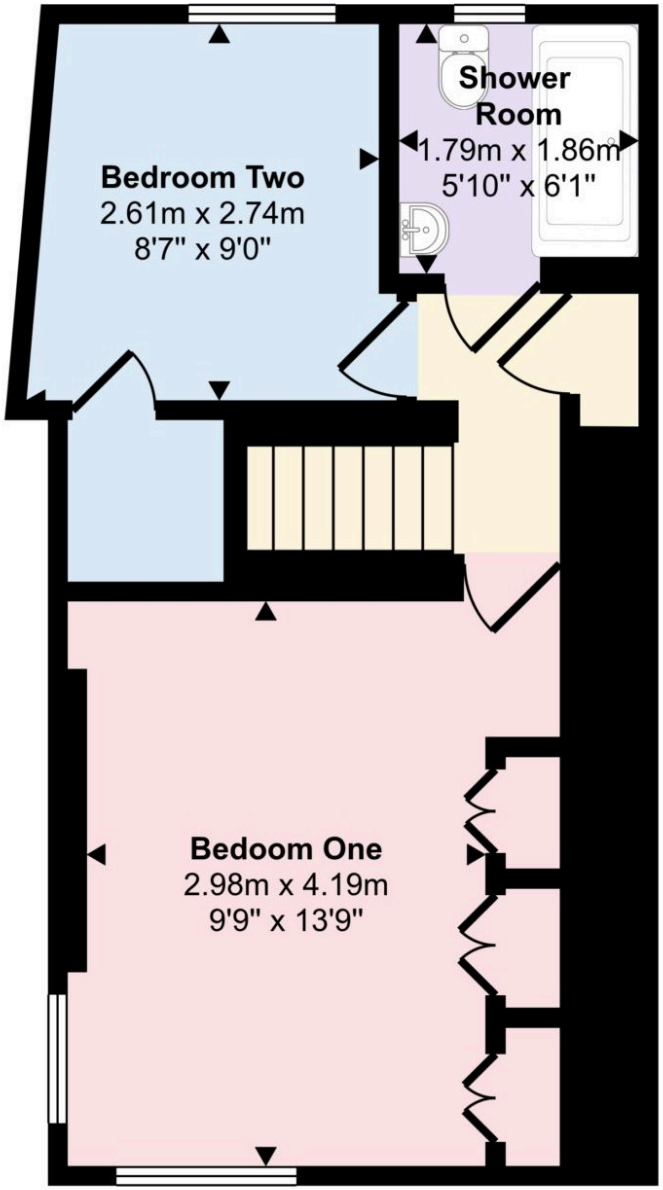
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Ground Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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First Floor

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