

ROOCROFTS

BEAUTIFUL HOMES IN BEAUTIFUL PLACES



HOLM HOUSE

THE HOLME, HAWES, DL8 3QR

WELCOME...



Discover this exquisite 3-bedroom Victorian home in Hawes, in the heart of the Yorkshire Dales. Boasting period charm, modern eco-features, and a central market town location, it offers elegant living with countryside walks and local amenities on your doorstep.



Nestled in the picturesque village of Hawes, in the vibrant heart of the Yorkshire Dales, this splendid Victorian residence invites you into a world where classic grandeur intertwines effortlessly with contemporary, environmentally conscious living. The home offers three spacious double bedrooms, two elegant bathrooms, and two inviting reception rooms, all thoughtfully designed to showcase refined period details while providing the comforts of modern living.



PERIOD CHARM...



As you step into Holm House, the welcoming hallway unfolds before you, bathed in natural light that streams through the picture window on the staircase. At the front of the property, the dining room beckons with its inviting open fireplace - an ideal setting for gathering loved ones around a crackling fire during festive celebrations.



Situated at the back of the home, the ground floor features a versatile shower room with a spacious walk-in shower, a modern washbasin, and a WC. A convenient door opens directly onto the courtyard garden, its glass thoughtfully fitted with a privacy screen. A built-in cabinet discreetly accommodates both a washing machine and a tumble dryer, making this room exceptionally practical. The flexible layout enables effortless single-level living, with the dining room easily adaptable as a comfortable bedroom if desired.



THE HEART OF THE HOME...



Across the hallway lies the living room, an elegant sanctuary perfect for unwinding in front of the television with a gentle fire glowing, or curling up on a plush sofa with a favourite novel. Double doors lead seamlessly into the kitchen, the heart of the home. Here, soft grey cabinetry lines one wall, complemented by an integrated dishwasher, generous space for a fridge freezer, and a range-style oven. There is ample room for a central island and a breakfast table, creating an ideal space for culinary creativity and for friends and family to gather. Wooden glazed French doors lead out to the courtyard; throw these doors open and let the summer breeze in.

BEAUTIFUL BEDROOMS...



Climb the staircase to the first floor, and you will find three generously proportioned double bedrooms, each offering a serene retreat for family or visiting guests. The principal bedroom is large and has two windows to the front of the property. If required, there could be potential to divide this room into two smaller bedrooms or to add an en suite. There is access from the landing to a partially boarded loft space. The two further bedrooms are both comfortable doubles, one positioned at the front of the property and the other at the rear.



A MOMENT TO RELAX...



The beautifully designed bathroom combines classic charm with modern sophistication, featuring a luxurious bathtub, an expansive walk-in shower, a sleek washbasin, and a contemporary WC. Every aspect has been carefully curated to foster a harmonious and restful atmosphere throughout the upper level.

OUTSIDE...



Externally, there is gated access to the rear, shared with a neighbouring property, where there is space to park. To the rear, a private courtyard garden offers a tranquil oasis for outdoor dining, gardening, or simply unwinding in peace. It is a perfect low-maintenance space for enjoying the fresh Yorkshire air.



Eco Conscious Living...

Beyond its intrinsic charm, this property stands out for its commitment to sustainable living. Equipped with modern eco-friendly features, including solar panels, an EV charging point, and air source heating, this forward-thinking approach ensures a comfortable and environmentally conscious lifestyle without compromising on style.



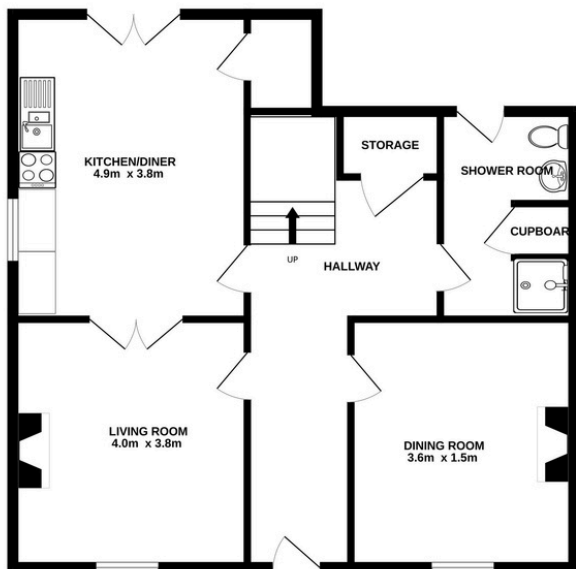
OUT AND ABOUT...



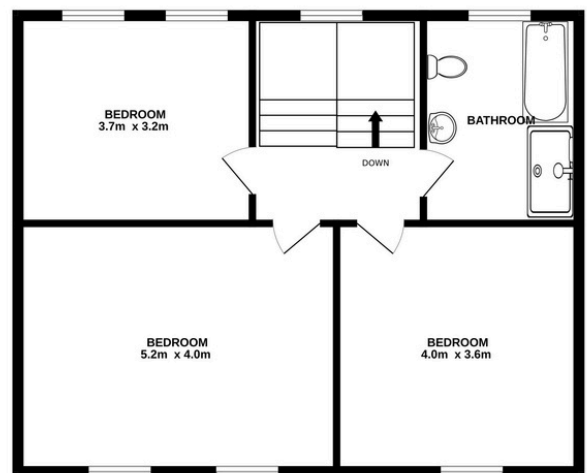
The location of this Victorian gem is truly exceptional. Situated in a central market town, you are just a short walk from a delightful array of shops and the local ice cream parlour, perfect for leisurely afternoons. For those who appreciate the great outdoors, picturesque countryside walks are right on the doorstep, offering endless opportunities to explore the stunning natural beauty of the Yorkshire Dales. This property combines the convenience of town living with immediate access to serene rural landscapes.

HOLM HOUSE IS MORE THAN JUST A HOME; IT IS A LIFESTYLE CHOICE, OFFERING A PERFECT BLEND OF HISTORICAL CHARACTER, MODERN AMENITIES, AND AN ENVIABLE LOCATION. EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE UNIQUE QUALITIES OF THIS OUTSTANDING PROPERTY.

73.4 sq.m. approx.



66.9 sq.m. approx.



TOTAL FLOOR AREA: 140.3 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error.

READY TO VIEW?

CALL 01969 600433 TO
ARRANGE A VIEWING

Finer details...

Council Tax Band: E

Heating: Air Source

EPC Rating: B

Parking: Gated access to a cobbled courtyard at the rear, shared with a neighbouring property.

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