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"For Sales In The Dales"



Faw Head Barn, Gayle

- Traditional Barn Conversion
- Fantastic, Long Distance Views
- Rural Yet Accessible Location
- Kitchen Diner
- Living Room With Multi Fuel Stove
- Snug
- Two Double Bedrooms, One With Ensuite Shower
- House Bathroom
- Large Front & Rear Gardens
- Parking For Multiple Cars

Postcode: **DL8 3NA**

Tenure: **Freehold**

Council Tax Band: **C**

Energy Efficiency Band: **F**

Local & Planning Authority:
North Yorkshire Council

Offers Around £325,000



Faw Head Barn is a fantastic barn conversion set in a fabulous location above Hawes. The property sits in a rural location with great views, it is very easily accessible to Hawes on foot or by car.

Hawes still has a regular weekly outdoor market and is famous for its cheese making, beautiful scenery and farming. It has a good range of shops, pubs & restaurants, church & chapel, doctor's surgery & primary school. It is a popular destination for tourists but retains a good sense of community.

Faw Head Barn was converted in the 70's and has the character features, one would expect from a dales barn conversion including beamed ceilings, quarried tiled flooring and a feature stone fireplace in the living room.

The accommodation comprises a kitchen diner, spacious living room with a multi fuel stove and a cosy snug. Upstairs, there are two double bedrooms, one with a basin and a shower and the house bathroom. There is potential to have a third bedroom in the Snug area.

Outside, is a large front garden with a lawn and parking for multiple cars. The front garden benefits from views up to Stags Fell and the Butter Tubs pass, as well as down the dale towards Bainbridge. At the rear, is another lawn with mature flower beds and breath-taking views across the dale. A timber shed and coal house provide handy storage.

Faw Head Barn has been a much-loved second home for the vendors for the past 18 years. It would continue to make an excellent bolt hole but would also suit full time living.

Ground Floor

Kitchen Tiled floor. Beamed ceiling. Great range of wall and base units. Stainless steel sink and drainer. Part tiled walls. Space for dishwasher and washing machine. Space for cooker. Extractor fan. Storage heater. Two windows.

Living Room Fitted carpet. Beamed ceiling. Stone hearth. Multi fuel stove. Two storage heaters. Two windows.

Snug Fitted carpet. Loft hatch. Storage heater. Two windows both with fantastic views.

Landing Fitted carpet. Storage heater. Window.

Master Bedroom Fitted carpet. Beamed ceiling. Basin in a vanity unit. Storage heater. Dual aspect windows with fantastic views.

Ensuite Shower Fitted carpet. Shower enclosure with 'mira' shower.

Bedroom 2 Fitted carpet. Beamed ceiling. Window with a fantastic view.

Bathroom Fitted carpet. Beamed ceiling. WC. Basin. Bath. Wall heater. Heated towel rail. Airing cupboard housing hot water tank. Window.

Outside

Front Garden Large lawn. Parking for multiple cars. Amazing views.

Rear Garden Lawn with mature flower beds. Beautiful views.

Outbuilding Great garden store. Concrete floor. Power and lighting.

Agent Notes Mains water.

Loft - insulated not boarded.

Septic tank drainage.





Kitchen Diner
3.50m x 4.93m
11'6" x 16'2"

Lounge
3.25m x 4.93m
10'8" x 16'2"

Reception Room
2.10m x 3.82m
6'11" x 12'6"

Porch

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Ground Floor

Approx 45 sq m / 486 sq ft

"For Sale In The Dales"

Bathroom
1.65m x 2.51m
5'1" x 8'3"

En Suite

Bedroom 1
3.28m x 4.93m
10'9" x 16'2"

Bedroom 2
3.43m x 2.18m
11'3" x 7'2"

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(93-100) A			
(81-91) B			85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		34	
(1-20) G			
Not energy efficient - higher running costs			

EU Directive 2012/27/EU

England, Scotland & Wales

Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.