



HAWES • DL8 3RF

1 Rose Cottages

Guide Price: £250,000 - £275,000

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AT A GLANCE

- ✓ Spacious and Characterful Cottage In A Quiet Yet Central Location
- ✓ Off Street Parking
- ✓ Garden With Views Of Stags Fell
- ✓ Dining Kitchen With Rayburn
- ✓ Living Room With Multi Fuel Stove
- ✓ 3 Bedrooms & Family Bathroom
- ✓ Outhouse Providing Handy Storage
- ✓ Popular Dales Market Town Location
- ✓ Ideal Holiday Cottage Or Full Time Home
- ✓ No Onwards Chain

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THE PROPERTY

Spacious and Characterful Cottage In A Quiet Yet Central Location

1 Rose Cottages is a traditional Victorian home in a quiet location within the centre of Hawes in Upper Wensleydale.

This end of terrace cottage is well positioned within easy walking distance of the centre of this Dales bustling town yet sat well back from the main street. Hawes is a lively and traditional market town, celebrated for its friendly community and an array of local amenities, including independent shops, restaurants, tearooms, and inviting pubs. The town also boasts a primary school, a church, and a well-frequented market hall, where a weekly outdoor market attracts both locals and visitors year-round. Surrounded by stunning countryside, Hawes is a paradise for walkers and outdoor enthusiasts.

The property is bright and spacious with accommodation over three floors. On the ground floor is lovely bright sitting room, with a wood burning stove, dual aspects windows and lovely

views to the East. To the rear is a spacious, family sized dining kitchen perfect for entertaining. Upstairs, on the first floor are two bedrooms, a double and a single along with a family bathroom. The third bedroom is accessed via a steep staircase, it's a lovely large, attic double bedroom.

1 Rose Cottages is currently running as a successful holiday let via Travel Chapter. Contents, fixtures and fittings could be available should someone wish to continue with the letting business.

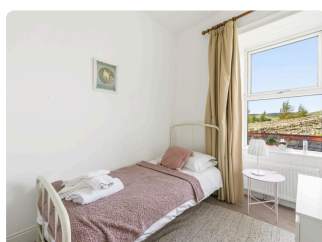
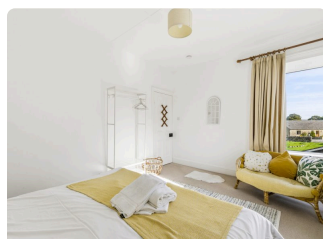
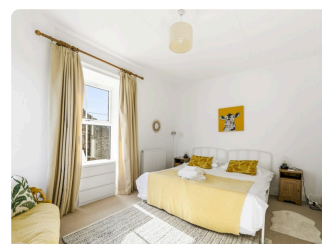
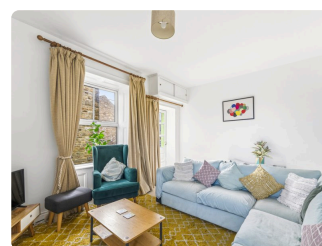
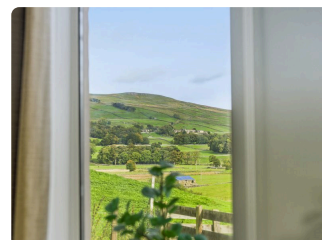
Outside, to the rear is a stone outbuilding, housing the oil tank, ideal bike or garden storage. There is a lawn and a gravel patio to the side, this is enclosed and has long distant views to Stags Fell to the North and views down the valley to the East.

There is an allocated parking space within the courtyard and ample safe, street parking in the market place.



Off Street Parking

Every room, inside and out



GALLERY



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Garden With Views Of Stags Fell

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

Fitted carpet. TV point. Woodburning stove. Radiator. Two windows with dual aspects. Wooden glazed external door to the front.

Kitchen Diner

Stone flagged flooring. Part tiled walls. Good range of base units with complimentary worktops. Plumbing for dishwasher and washing machine. One and a half bowl stainless steel sink. Built in wall niche shelving. Integrated electric oven and hob. Oil fired Rayburn, currently disconnected (maybe able to be reconnected in the future). Room for freestanding fridge freezer. Space for dining table. Radiator. Boiler. Two windows to the rear. Glazed UPVC door to the rear.

02 FIRST FLOOR

Stairs & Landing

Fitted carpet. Airing cupboard. Radiator. Window to the rear.

Bedroom Two

Spacious front double bedroom. Fitted carpet. Radiator. Two windows over dual aspects with views.

Bathroom

Vinyl flooring. Downlight. Freestanding bath with shower over. W.C. Wash basin. Radiator. Window to the rear with views.

Bedroom Three

Rear single bedroom. Fitted carpet. Radiator. Window to the rear.

03 SECOND FLOOR

Stairs

Turned staircase with fitted carpet.

Bedroom One

Fitted carpet. Pitched ceiling with exposed beams. Under eaves storage. Velux window.

04 OUTSIDE

Front

Parking available residents only. 1 Rose Cottage has the right to park one car.

Rear

Yard area. Neighbours have rights of access, mainly to bring bins in and out.

Garden

Enclosed garden with lawn and patio areas. Outstanding views over to Stags Fell.

05 AGENTS NOTES

Material Information

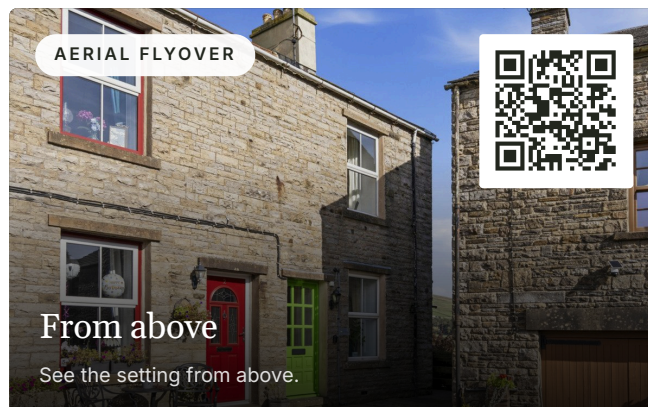
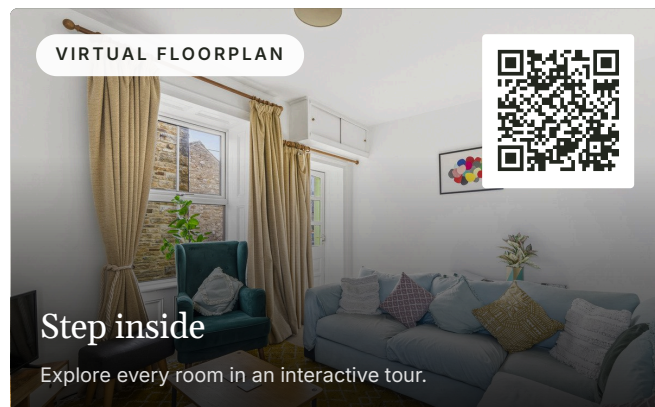
Oil central heating. Mains water and waste. Flood Risk - Very Low Broadband Basic - 18 Mbps Superfast - 80 Mbps

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



Energy performance certificate (EPC) – Find an energy certificate – GOV.UK.pdf

PDF · 0.13 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 1 Rose Cottages 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

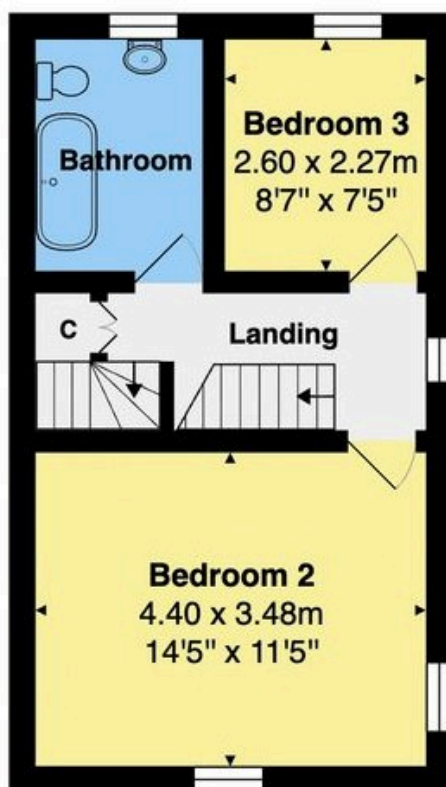


1 Rose Cottages, Hawes, DL8 3RF

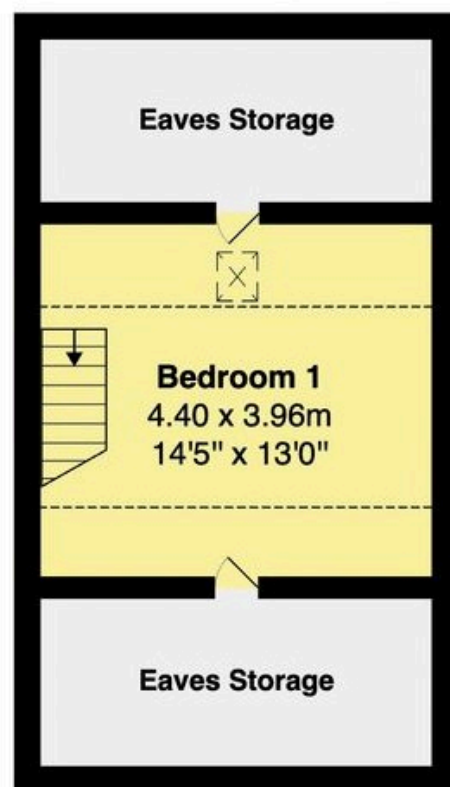
Total Area: 89.2 m² ... 960 ft²



Ground Floor
Area: 35.9 m² ... 386 ft²



First Floor
Area: 36.0 m² ... 387 ft²



Second Floor
Area: 17.4 m² ... 187 ft²

Floor plan produced for J.R. Hopper & Co by Abide Studios.
All measurements, floor areas, openings and orientations are approximate and provided for illustrative purposes only.
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.

