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EST. 1886

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*"For Sales In The Dales"*  
01969 622936

## Fair View Cottage, Hawes



- Deceptively Spacious Detached Cottage
- Sought After Location In Popular Dales Market Town
- 3 Double Bedrooms
- House Bathroom & En Suite Wet Room
- Lounge, Dining Room & Kitchen
- Oil Fired Central Heating & Double Glazing
- Allocated Parking
- Lawned Garden To The Front
- Ideal Family, Retirement or Holiday Home
- Viewing Essential To Appreciate Size Of Property

**Offers Around £210,000**



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# Fair View Cottage, Hawes

## DESCRIPTION

Fair View Cottage is a detached former coach house set in the grounds of Fair View House, in the popular Dales market town of Hawes.

The property is situated on Burtersett Road, a sought after location in Hawes. The position enables the property to benefit from excellent views over the surrounding hills, whilst being a short walk from the market place.

Hawes has a good range of shops, restaurants, tearooms & pubs. There is an active community with primary school, church, chapel and good Market Hall. There is still a weekly outdoor market, making it a popular destination for tourists & locals alike. There are good road and bus links and superb walks and views in all directions. The very active and profitable dairy still makes the famous Wensleydale Cheese and is a major employer in the town.

Internally the property offers flexible accommodation over two floors. On the ground floor is an entrance porch leading through to the lounge with a feature window overlooking the front garden. The dining room is open through to the kitchen which has integrated appliances. The property was extended in the 90's to create a large, ground floor double bedroom with en suite wet room with a spacious utility to the rear. Above the utility is a large loft space which houses the oil fired boiler, there is a pull down ladder and light to access this.

Upstairs are a further two double bedrooms and house bathroom, the bathroom would benefit from being upgraded.

The property benefits from oil fired central heating and double glazing.

Outside there is an allocated parking space for one vehicle and turning access over the neighbouring property. To the front of the cottage is a pretty, lawned garden with well established flower borders. There is a paved patio area and timber shed.

Fair View Cottage is an excellent family, holiday or retirement home. Level access for wheelchair users is available throughout the whole of the ground floor. We do recommend viewing to fully appreciate the size the property.

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## GROUND FLOOR

<b>PORCH</b>	Concrete floor with fitted carpet. Radiator. Windows. Front door & internal door through to the lounge.
<b>LOUNGE</b>	13' 1" x 10' 4" (3.99m x 3.15m) Bright, airy lounge. Fitted carpet. Electric fire set in wooden surround. 2 Radiators. Television point. Window to the side and feature window to the front over looking the garden.
<b>DINING ROOM</b>	Open plan dining space. Fitted carpet. Radiator. Large understairs cupboard with plumbing for washing machine. Feature arched window.

# Fair View Cottage, Hawes

<b>KITCHEN</b>	Vinyl flooring. Good range of wall and base units with under unit lights. Integrated electric oven, hob and fridge. Composite single drainer sink.
<b>BEDROOM ONE</b>	17' 6" x 11' 10" (5.33m x 3.61m) Large ground floor bedroom. Fitted carpet. Radiator. Television point. 2 Windows to the side.
<b>WET ROOM</b>	8' 9" x 6' 10" (2.67m x 2.08m) Fully tiled wet room with disabled access. Wash basin. WC. Shower. Extractor fan. Radiator. Frosted window to the side.
<b>UTILITY ROOM</b>	17' 5" x 6' 1" (5.31m x 1.85m) Fitted carpet. Base unit with single drainer stainless steel sink. Plumbing for automatic washing machine and tumble dryer. Radiator. Loft hatch with pull down ladder, access to a fully boarded loft with light and oil fired central heating boiler. UPVC Door.

## FIRST FLOOR

<b>LANDING</b>	Fitted carpet. Staircase. Airing cupboard.
<b>BEDROOM TWO</b>	11' 2" x 7' 6" (3.4m x 2.29m) Double bedroom. Fitted carpet. Radiator. Window to the side with a pleasant outlook.
<b>BEDROOM THREE</b>	10' 4" x 9' 1" (3.15m x 2.77m) Double bedroom. fitted carpet. Radiator. Over stairs storage cupboard. Window to the side with a pleasant outlook.
<b>BATHROOM</b>	5' 8" x 5' 5" (1.73m x 1.65m) Approx. House bathroom in olive. Fitted carpet. Bath with electric shower over. Wash basin. WC. Radiator. Window to the rear with lovely views over open fields.

## OUTSIDE

<b>GARDEN</b>	Lawned garden to the front with well established borders. Paved patio space and timber shed with power. Oil tank & outside tap.
<b>PARKING</b>	Designated parking for one vehicle and turning access over neighbouring property.

<b>AGENTS NOTES</b>	Maintenance of the drive is split between Fair View Cottage and Fair View Guest House. 25% to be paid by cottage, 75% to be paid Fair View Guest House.
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# Fair View Cottage, Hawes

## GENERAL

<b>Photographs &amp; Virtual Tours</b>	Items in these photographs and tours may not be included in the sale.
<b>Viewing</b>	By appointment. We aim to accompany viewings 7 days a week.
<b>Local Authority</b>	Richmondshire District Council
<b>Planning Authority</b>	Yorkshire Dales National Park (01969 652349)
<b>Council Tax Band</b>	D. Band should be confirmed by the Purchaser prior to purchase.
<b>Tenure</b>	Freehold

## AGENT NOTES

J. R. HOPPER & Co. has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice.

## OFFER PROCEDURE

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

## FINANCIAL ADVICE

Buying your own home can be a complicated and confusing business especially with so many different schemes being offered by the High Street Building Societies and Banks. Why not find out which mortgage is best for you by speaking to our own **Independent Financial & Mortgage Advisor?** There is no obligation or cost and we can help even if you are buying from other agents. To make an appointment, please call – 01969 622936

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

## CONVEYANCING

Buying or Selling your home requires a diligent solicitor. We work with local solicitors & the UK's most recommended provider of conveyancing services. This makes the process as smooth and stress free as possible. Call, or check our website, for a free, no obligation, no move no fee quote.

## MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our **Relocation Agent Network** of over 600 specially selected offices can provide this no obligation free service anywhere in the country. Call or email now to let us get you moving.

## ALL AGENTS

Check out what other buyers and sellers have said about J.R. Hopper & Co at [allagents.co.uk](http://allagents.co.uk). Almost 100% of the 40 testimonials this year would recommend J.R. Hopper & Co. to their friends.

## ON THE MARKET

To see all our properties in the Yorkshire Dales first, register at [jrhopper.com](http://jrhopper.com) and [onthemarket.com](http://onthemarket.com)

## J. R. HOPPER & Co.

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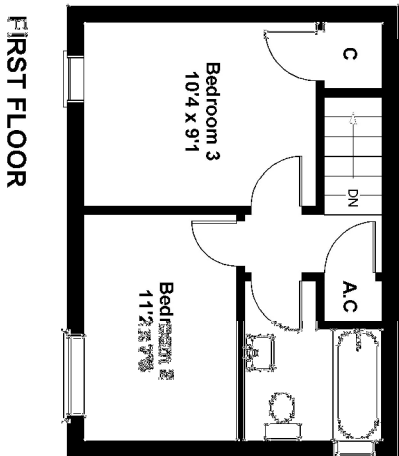
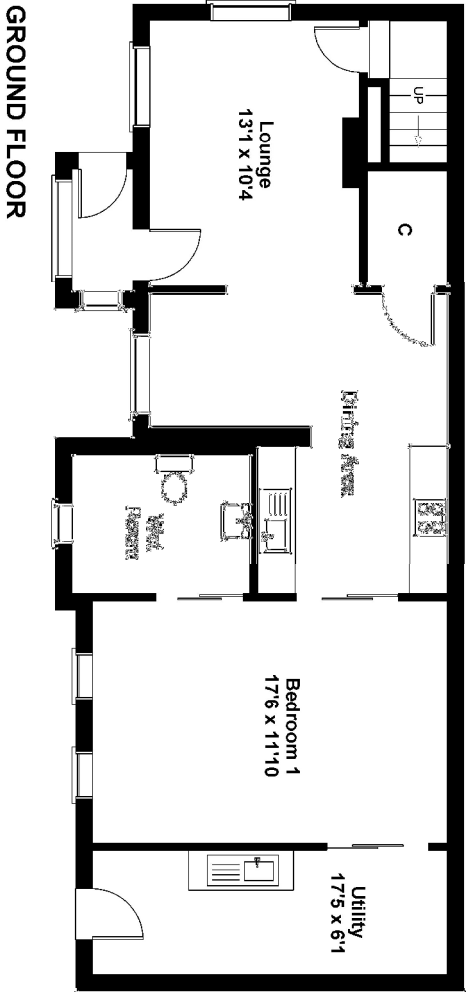
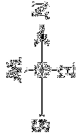
## ENERGY PERFORMANCE CERTIFICATE

**Property:** Fair View Cottage, Burtsett Road, Hawes, North Yorkshire, DL8 3NP

**Energy Efficiency Rating Current 29 Environmental Impact Rating Current 27**

# Fair View Cottage, Hawes

## Fair View Cottag



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY.  
 The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration of general proportions only. No representation has been made by the seller, the agent or the architect.  
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