J.R. HOPPER & Co. Est. 1886



HAWES • DL8 3QF

Bridge House

Guide Price £255,000 - £265,000 | 3 | D

AT A GLANCE

- Well Presented & Spacious Cottage
- 3 Double Bedrooms
- Country Style Fitted Kitchen
- Dining Room & Sitting Room
- Rear Hall/Snug Area
- Cloakroom
- Bathroom & En-Suite Shower Room
- Patio Area & Parking
- Currently Running As A Successful Holiday Let
- Ideal For Full Time Living Or Investment Home

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THE PROPERTY

Well Presented & Spacious Cottage

Bridge House is nestled in a quiet little courtyard, just 100m from the bustling marketplace of Hawes.

Hawes is a well-known town within the Yorkshire Dales National Park with a thriving community, just a short distance from the popular tourist attraction ''The Wensleydale Creamery', which produces famous cheese, and is a favourite of Wallace & Gromit. The marketplace is just a 5-minute walk from the property and has a good range of shops, restaurants, tearooms & pubs, a primary school, Church, and doctors' surgery. There is still a weekly outdoor market, making it a popular destination for tourists and locals alike. There are great walks and wonderful views to be enjoyed from all around.

The property has been running as a successful holiday let for the past 9 years. The current owners have achieved good figures between £16,000 - £21,000 over the past 5 years. The contents, fixtures and fittings are also available for sale by separate negotiation should the purchaser wish to continue trading.

This cottage is very well presented and offers good, spacious accommodation. On the ground floor is a bright dining hall open to the kitchen with double doors leading to the sitting room. There is a rear hall which creates a perfect reading or working from home space and has a cloakroom. Upstairs are three bedrooms and a bathroom. In addition, the main bedroom has a modern en-suite shower room.

Outside is a south facing patio area, ideal for a small bistro table. There is parking for one vehicle in front of the cottage.

Bridge House is a beautiful family home or a turnkey holiday let investment.

> *3 Double Bedrooms*

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GALLERY

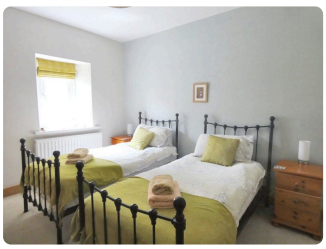
Every room, inside and out














Produced 3 November 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

Dining Room

Good size dining room. Tiled flooring. Ceiling downlights. 2 Radiators. Storage cupboard. AGA multi fuel stove set in fireplace. Window and door to the front.

Kitchen

Beautiful country style kitchen. Tiled flooring with electric underfloor heating. Ceiling Downlights. Excellent range of wall and base units in cream with a Belfast sink. Electric cooker point and extractor hood. Integrated washer/dryer, dishwasher, and fridge freezer. Window to the rear.

Sitting Room

South facing reception room. Solid oak flooring. 2 Radiators. TV and telephone points. Electric fire set on stone hearth. Double oak doors to the dining room. Window to the front.

Rear Hall/Snug

This makes a great second reception room, reading room or work from home space. Fitted carpet. Radiator. Coat hooks. Solid oak staircase. 2 Windows to the rear.

Cloakroom

Tiled flooring. WC. Wash basin. Heated towel rail.

02 FIRST FLOOR

Landing

Fitted carpet. Radiator. Window to the rear.

Bathroom

Modern family bathroom. Tiled flooring and walls. Ceiling downlights. 'L' shape bath with shower over. Wash basin. WC. LED mirror. Extractor fan. Radiator. Frosted window to the rear.

Bedroom One

Master en-suite bedroom. Fitted carpet. Radiator. Window to the front.

En-Suite

Modern shower room. Tiled flooring and walls. Ceiling downlights. Large shower cubicle. WC. Wash basin. Extractor fan. LED mirror. Radiator.

Bedroom Two

Large, front double bedroom. Fitted carpet. Radiator. Loft hatch. Window to the front.

Bedroom Three

Small double/large single bedroom. Fitted carpet. Radiator. Built in storage cupboard. Window to the rear.

03 OUTSIDE

Patio

Small patio area, ideal for a bistro table and potted plants.

Parking

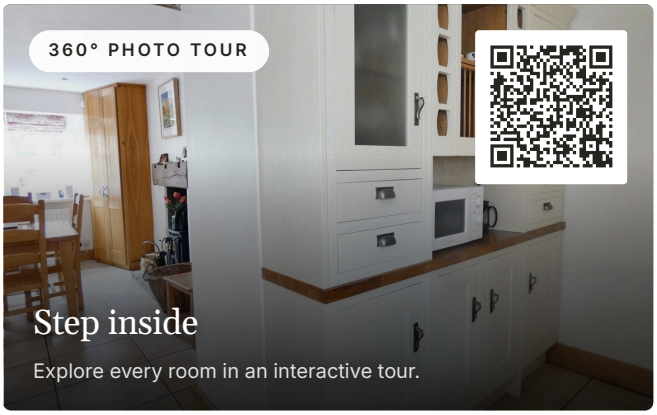
Off road parking for one vehicle within the courtyard.

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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 November 2024

PDF · 0.09 MB

REQUEST THE VIDEO VIEWING

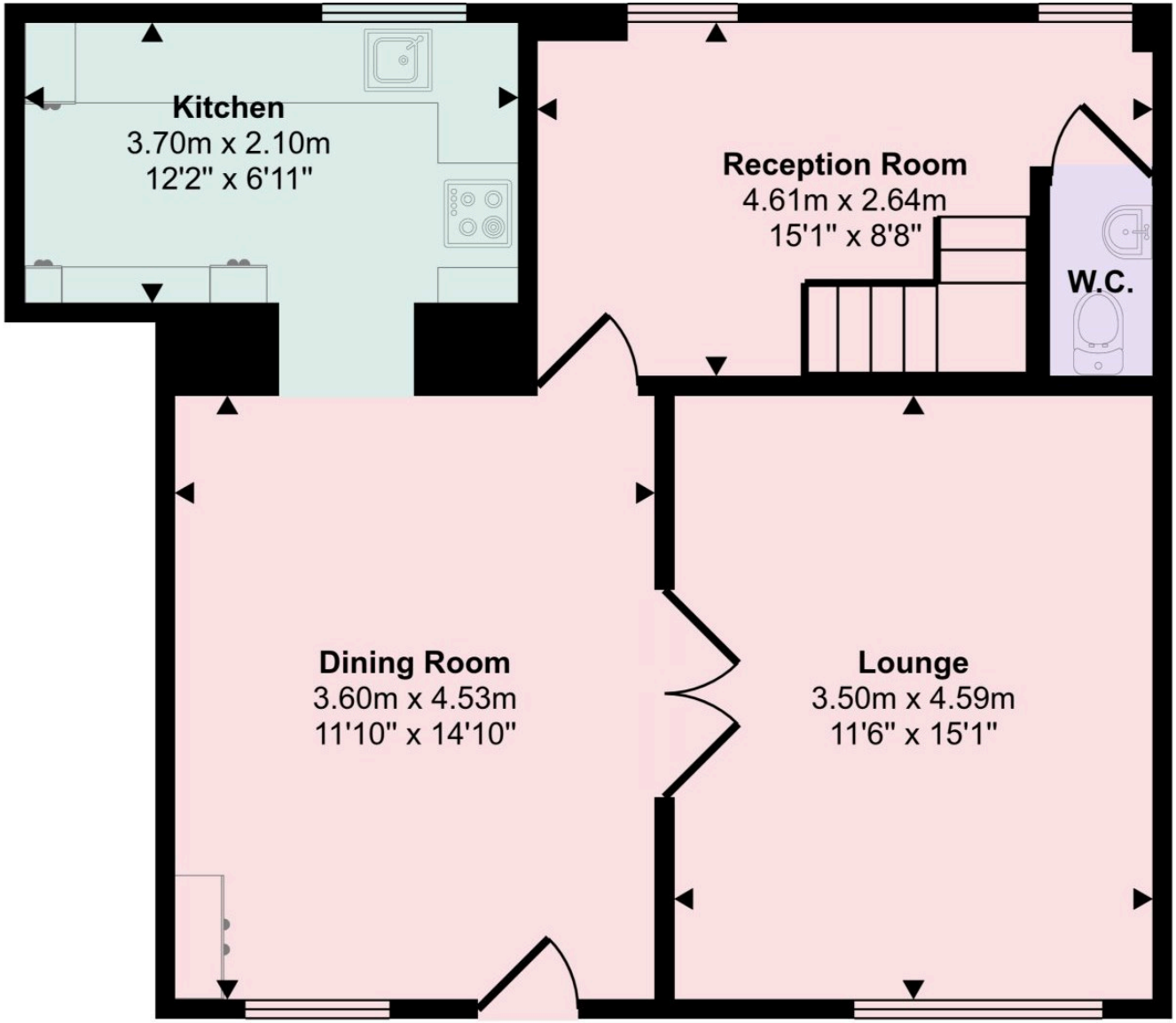
Interest piqued? Here's what's next.

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 Bridge House 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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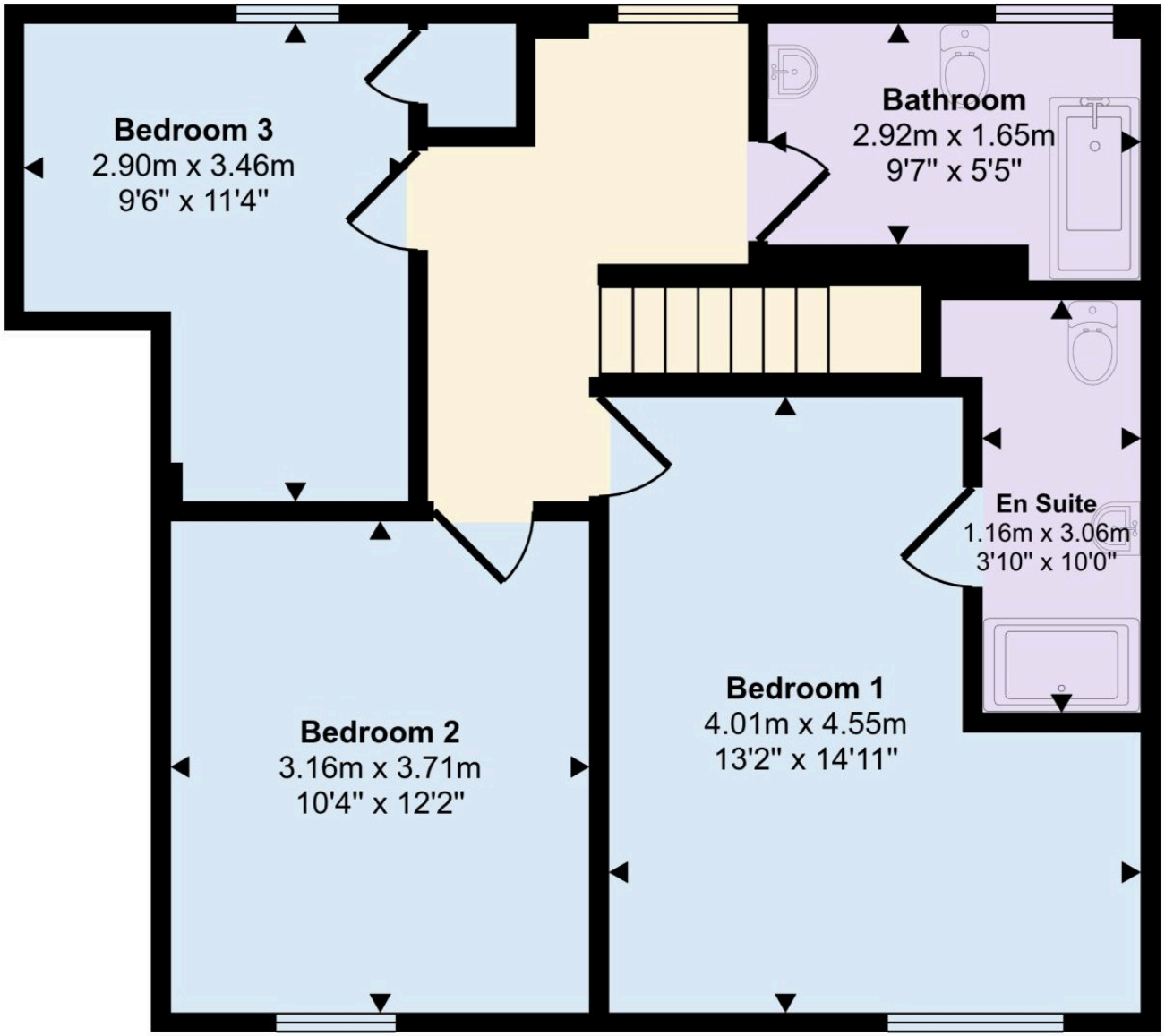


Ground Floor

Approx 55 sq m / 597 sq ft

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

Approx 56 sq m / 604 sq ft

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