



## House On The Hill, The Hill, Hawes, DL8 3QP

**Offers Over £250,000**

- TWO BED COTTAGE IN THE HEART OF HAWES
- ATTRACTIVE VIEWS
- SOLD FULLY FURNISHED
- CHARACTER AND CHARM
- QUAIN REAR COURTYARD
- CLOSE TO AMENITIES
- CURRENTLY A SUCCESSFULL HOLIDAY LET
- VIEWING A MUST

# The House On The Hill The Hill, Hawes DL8 3QP

This charming two-bedroom, stone-built cottage effortlessly blends period character with contemporary comfort, offering a retreat that is as welcoming as it is stylish. With quaint courtyard to the rear. Currently run as a successful holiday let, The House on the Hill is being sold fully furnished, ready for immediate enjoyment or income generation.



Council Tax Band: Exempt



## PROPERTY DETAILS

Set just moments from the timeless beauty of St. Margaret's Church and nestled at the head of the breathtaking Wensleydale valley, The House on the Hill is a true Yorkshire treasure. This charming stone-built cottage effortlessly blends period character with contemporary comfort, offering a retreat that is as welcoming as it is stylish.

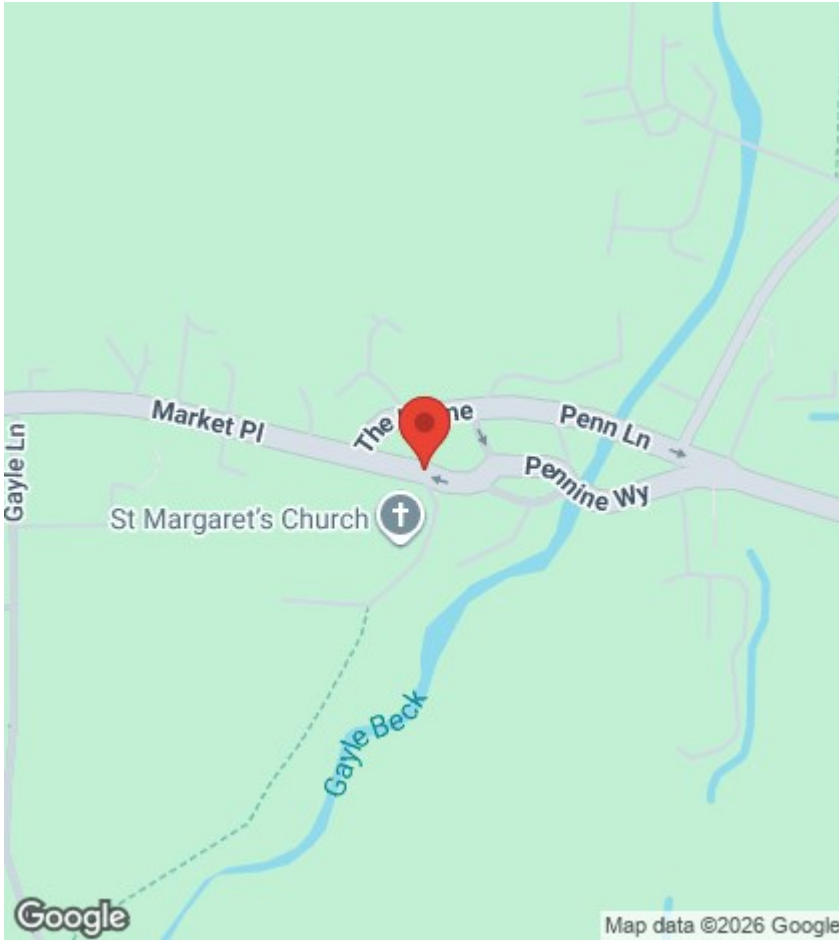
Step inside and discover a home that instantly captivates. The cosy lounge invites you to sink into its warmth, centred around a glowing multi-fuel stove—perfect for relaxing evenings in. The fully equipped dining kitchen is a standout feature: dual aspect, filled with natural light, and spacious enough to comfortably seat six around the table, a great space for entertaining.

Upstairs, you will find two beautifully appointed double bedrooms, each thoughtfully styled and featuring elegant column radiators. The newly fitted family bathroom is complete with a luxurious roll-top bath, large walk-in shower, and views of the church through classic shuttered windows. There's also a separate W.C for added convenience.

Outside to the rear the property has a quaint courtyard, the perfect spot for morning coffee or an evening glass of wine, this does have a historic right of way benefitting the neighbouring property.

Though the property doesn't have private parking, free parking is just a minute's walk away on the High Street, and the very centre of Hawes is only 200 yards from your door.

Currently run as a very successful holiday let, The House on the Hill is being sold fully furnished, ready for immediate enjoyment or income generation. With rolling views of the Yorkshire Dales from the front and countless walks beginning just outside the door, this property certainly requires viewing to appreciate its true potential.



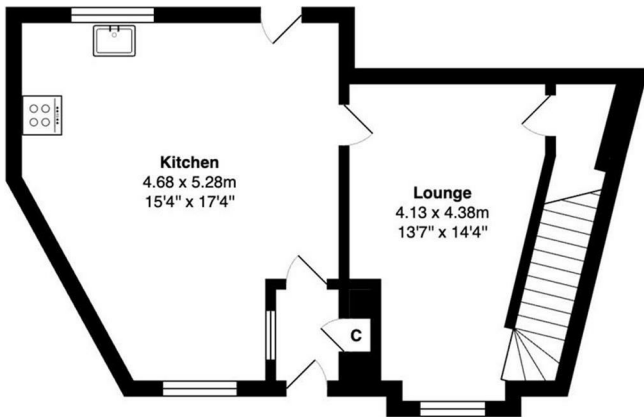
## Viewings

Viewings by arrangement only. Call 01756 753341 to make an appointment.

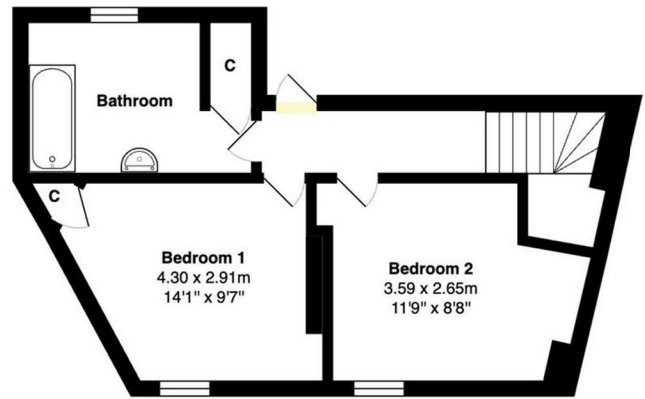
## EPC Rating:

F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E			
(21-38) F		23	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor

Total Area: 84.4 m<sup>2</sup> ... 908 ft<sup>2</sup>

All measurements are approximate and for display purposes only