



## FAIR VIEW

Burtersett Road, Hawes



**GSC GRAYS**

PROPERTY • ESTATES • LAND



## FAIR VIEW

BURTERSETT ROAD, HAWES DL8 3NP

AN EXCEPTIONAL, IMPECCABLY-PRESENTED CHARACTER PROPERTY,  
CURRENTLY RUN AS AN AWARD-WINNING BED AND BREAKFAST,  
YET EQUALLY SUITED AS A FAMILY HOME OR LARGE HOLIDAY LET,  
WITH OUTSTANDING VIEWS OVER THE FELLS.

### Accommodation

Entrance Lobby • Substantial Entrance Hall • Sitting Room • Kitchen  
Dining Room • Sun Room • Utility Area • Ground Floor W.C.

Five Guest Bedrooms with En Suite Facilities • Further First Floor Bedroom  
First Floor Bathroom • Two Large Second Floor Bedrooms  
Second Floor Bathroom

### Externally

Private Parking • Landscaped Lawns • Private Patio Seating Areas



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5 & 6 Bailey Court, Colburn Business Park,  
Richmond, North Yorkshire, DL9 4QL

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[www.gscgrays.co.uk](http://www.gscgrays.co.uk)

[agency@gscgrays.co.uk](mailto:agency@gscgrays.co.uk)

### Offices also at:

Alnwick  
Tel: 01665 568310

Chester-le-Street  
Tel: 0191 303 9540

Barnard Castle  
Tel: 01833 637000

Driffield  
Tel: 01377 337180

Boroughbridge  
Tel: 01423 590500

Kirkby Lonsdale  
Tel: 01524 880320





### Situation and Amenities

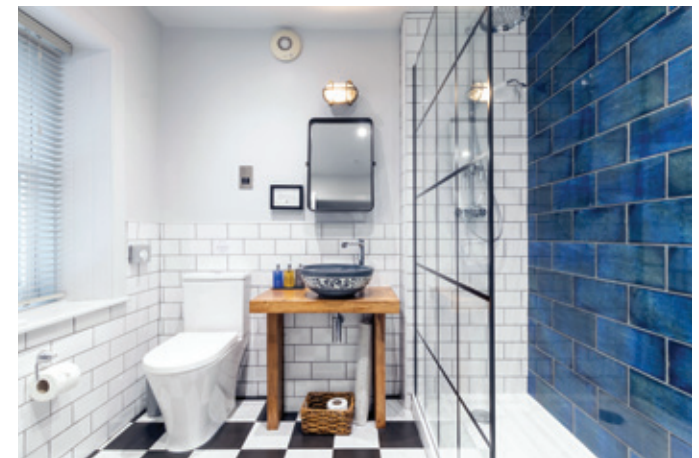
Hawes is in Wensleydale, within the heart of The Yorkshire Dales National Park, and has a thriving community with numerous events throughout the year. There are several independent shops including butchers, bakers and grocers, along with pubs, restaurants and cafés. There is also a weekly farmers' market, a doctors' surgery, dentist and chemist.

Hawes is a highly desirable tourist location with plenty of walking and cycling for the outdoor enthusiast. For those wishing to visit attractions close by, these include Aysgarth Falls, White Scar Caves, the Ribbleshead Viaduct and The Creamery: home of Wensleydale cheese.

The market town also benefits from a primary school, with dedicated buses running to other schools. Private education is situated at Sedbergh, also approximately 16 miles away and there is a train station at Garsdale (6.5miles).

### Fair View

The current owners have created a superb and unique, high-quality boutique Bed and Breakfast with flexible accommodation over three floors. The beautifully-presented property, whilst offering spacious guest accommodation, also has plenty of comfortable private owner spaces including a superb sun room leading out to the rear patio.



The top floor has two generous double bedrooms as well as a separate shower room and quality bathroom, meaning that the hosts' living space is not compromised. Throughout the property, the attention to detail is apparent and the contemporary yet sympathetic décor complements the original character features found in this stunning and spacious Victorian home.

The business is known as "The House at Hawes" and has won numerous awards, including "Best Newcomer" at the Yorkshire Post Tourism Awards in December 2022. It has a successful returning client database and offers a fantastic lifestyle business in the heart of the Yorkshire Dales National Park. The property provides five guest bedrooms, all benefitting from quality en-suite facilities.

The property benefits from superb views to the front and rear over Wether and Stags Fell, toward the Buttertubs, an attractive feature for the business element. The property also provides flexibility to enjoy as a turnkey family home, including for multi-generational living, should the business not be continued.

### Accommodation

The period features of this stunning home are apparent as soon as you step through the original front door, with stained glass windows and cornicing details found throughout the majority of the rooms. There are open fires with marble surrounds, stripped floorboards, two main reception rooms and ceiling rose details as well as lovely timber flooring and a substantial main staircase to the first floor. There is a substantial, modern galley kitchen with quartz worktops, utility area and ground floor WC. The main landing offers five guest bedrooms, four of which are large doubles. All of the rooms offer private en suite facilities with quality sanitaryware.

The private areas provide a home office, which could be used as a bedroom and a door leading to a quality bathroom with contemporary bath, as well as a staircase to the second floor where there are two further double bedrooms and modern shower room.



### Externally

To the front of the property, there are iron railings and stone walls, leading to a drive which is shared with the cottage next door. There is a parking area which is large enough for several vehicles.

The English country-style gardens wrap around the house and include generous lawns along with well-stocked flower beds which are beautifully landscaped and offer a variety of mature shrubs and plants throughout the year. There are attractive outdoor areas for the guests but also private spaces, including a substantial patio, for the owners to enjoy the sunshine and views at the rear.

### Tenure

The property is freehold and will be offered with vacant possession on completion.

### Viewings

Strictly by appointment with GSC Grays.

Telephone: 01748 829 217.

### Local Authority

North Yorkshire Council. Council tax band A. The property is also currently business rated.

### Services

Mains electric, water and drainage connected. The property is served by oil fired central heating.

### Wayleaves and Covenants

Fair View is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not. We understand the neighbouring cottage has a right of access over the drive and there is one allocated parking space for Fair View Cottage.

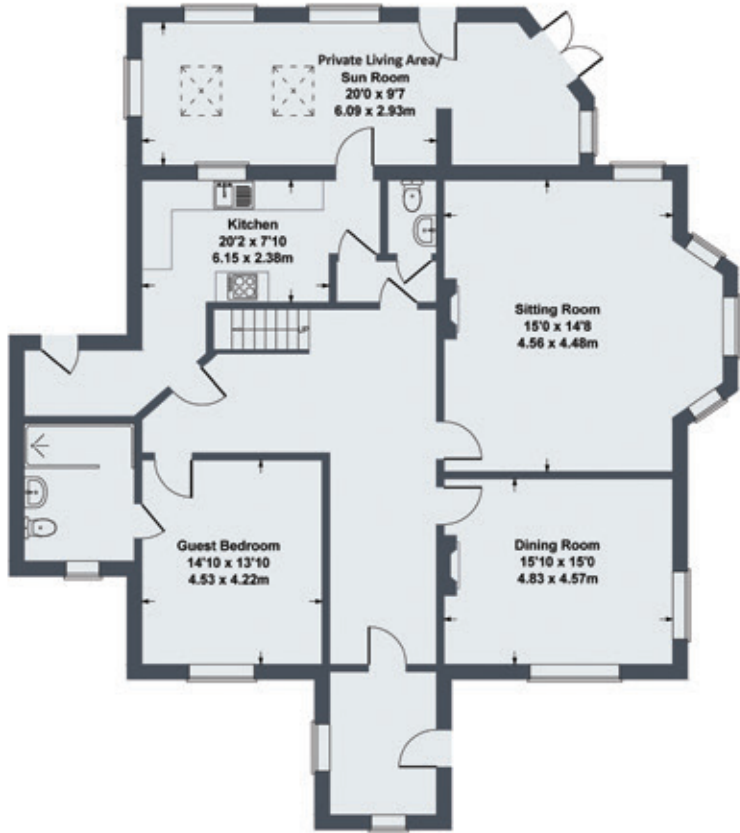
### Fixtures and Fittings

Fixtures and fittings are to be agreed by separate negotiation.

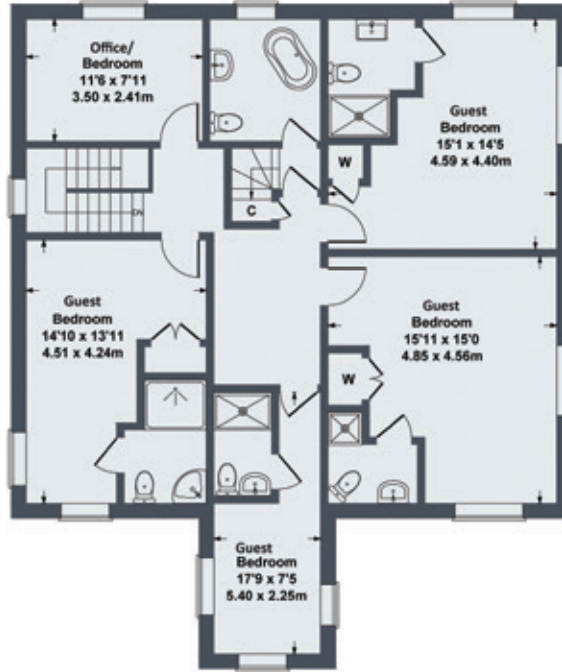


# Fair View, Burtersett Road, Hawes

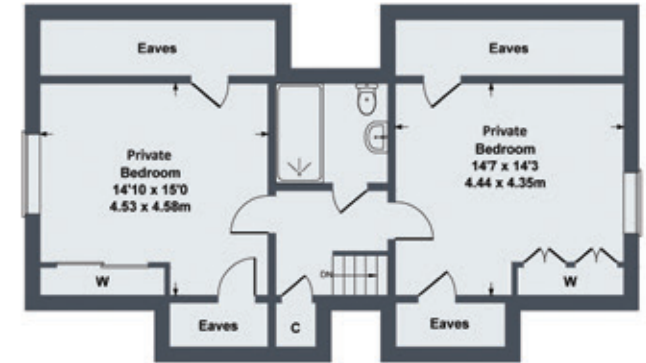
Approximate Gross Internal Area  
3305 sq ft - 307 sq m



GROUND FLOOR



FIRST FLOOR



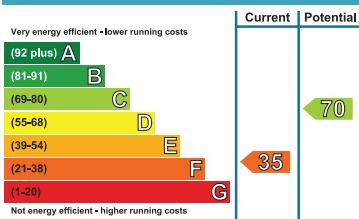
SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

## Energy Efficiency Rating



### DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: April 2024

Photographs taken: April 2024

