



THE FIRS, BURTERSETT ROAD
Hawes



GSC GRAYS

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THE FIRS, BURTERSETT ROAD

Hawes, North Yorkshire, DL8 3NT

An attractive and extensively renovated stone built, semi-detached property, with stunning views to the rear, towards The Dales.

ACCOMMODATION

The property has been improved and renovated to an impeccable specification, combining contemporary décor and sympathetic styling to create a modern, yet traditional home, with high quality fixtures and fittings throughout.

This superb family home offers spacious living accommodation, set over three floors, with an abundance of character features throughout. These include; coving detail, picture rails, traditional column style radiators, original doors with beehive handles, a stunning spindle staircase, various alcoves, multi fuel stoves, as well as sash windows, to name but a few.

The living accommodation has a lovely flow, including a dining kitchen, formal sitting room and ground floor bedroom with en-suite. Four bedrooms to the first floor, three of which are substantial doubles, with two benefiting from en-suites and a house bathroom. To the top floor, there is a sizeable attic room which also benefits from a contemporary en-suite, newly fitted sauna and a room which could be utilised as a dressing room.

The Firs has gardens which are also well presented, enjoy a stunning view over open countryside. There is private parking, making this an ideal property for a wide variety of purchasers, ready to move into.



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Situation and Amenities

Hawes is in Wensleydale, within the heart of The Yorkshire Dales National Park. The property is within walking distance of Hawes town centre with many pubs, shops and local attractions on the doorstep, including The Wensleydale Creamery.

Hawes is a highly desirable tourist location with plenty of walking and cycling for the outdoor enthusiast. For those wishing to visit attractions, these include Aysgarth Falls, White Scar Caves and the Ribbleshead Viaduct in relatively close proximity.

The market town also benefits from a primary school and is situated approximately 16 miles from the market towns of Leyburn and Kirby Stephen which also have secondary school facilities. Private education is situated at Sedbergh, also approximately 16 miles away.





Accommodation Comprises: Ground Floor

The front door leads into an entrance porch, with a glazed door into a spacious entrance hallway, with a traditional spindle staircase, wood panelling screening a storage cupboard and traditional doors into the living accommodation and ground floor WC. There are traditional column radiators, coving detailing, a sash window to the side and tiled flooring.

The sitting room is a spacious room, with an opening leading into the dining kitchen, a multi fuel stove with slate hearth and 1929 traditional style wooden surround. There are sash windows to the front and engineered oak Parquet style flooring which leads into the dining kitchen.

The dining kitchen is a spacious L-shaped room, housing quality walnut units with granite and silestone worktops. There is a large island with a Miele induction hob and large sized warming drawer, in the dining area, with an additional multi fuel stove with oak lintel, two original storage cupboards and two sash windows. The main kitchen is discreetly screened to the side, with various integrated Miele appliances, including: a steam oven, double oven, microwave and dishwasher, as well as a wine cooler, one and a half sink, with Franke water filter sink-incinerator and space for an American style fridge/ freezer. There is a secret shelved door leading into a ground floor bedroom and a door into the utility.

The ground floor bedroom is a good sized double with fitted shelving, a bay window, oak Parquet flooring, original features including meat hooks and house bell system. There is also an en-suite shower room with a traditional style shower, basin and WC, marble and patterned tiling and extractor fan.

The utility room has matching tiled flooring to the hallway, Silestone top, space for a washing machine and tumble dryer and additional fitted storage. There is a rear porch which has access to a store and a door to the rear garden.



First Floor

There is a spacious landing, with doors leading to four bedrooms and the house bathroom, as well as a staircase to the second floor. The principal bedroom is a spacious double, with a superb view towards the Dales, a cupboard housing the hot water cylinder, as well as an en-suite shower room, complete with a walk-in double shower with traditional rainwater head, Imperial basin, WC and a feature cast iron fireplace, marble and pattern tiling.

The second bedroom, also a generous double, has a useful fitted storage cupboard, en-suite shower room with quality tiling, walk-in spacious shower, vanity basin and WC. The third bedroom, a generous double has a feature cast iron fireplace and window to the side. The fourth bedroom is a generous single bedroom with a dual aspect and fitted storage cupboard and the house bathroom has a high quality suite, including a free standing roll top bath, step-in shower, traditional basin, WC, quality tiling and two windows to the side.

Second Floor

The second floor leads into the attic room, which could be utilised as a principal suite, with an open plan quality en-suite, a vanity basin with marble top, step-in double shower, quality tiling WC and eaves storage. There is also a newly fitted sauna and traditional feature fireplace, exposed beam and door leading into a room, which could be utilised as a walk-in wardrobe, with exposed stone, beams and a window to the side.

Externally

The property is approached by a private drive, with stone paving providing parking for a vehicle. There is also a front lawn, with walled boundaries and well stocked flower beds, as well as a mature tree. A pathway leads to the side of the property providing access to the main garden.

To the rear of the property, there is a well maintained garden, with a hard standing area, with old cartwheels, perfect for alfresco dining and entertaining, a generous lawn and stunning views over to the Dales, Stags Fell and the Buttertubs. The garden is well stocked with a variety of plants and mature shrubs, as well as gooseberries, rhubarb and raspberries, redcurrants and strawberries, a mature lilac plant and honeysuckle. There is also an additional raised flower bed and a timber garden shed.

Tenure

The property is believed to be freehold with vacant possession on completion.

Local Authority and Council Tax Band

North Yorkshire Council. Tel 01748 829100.

The property is banded E.

Services and Other Information

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

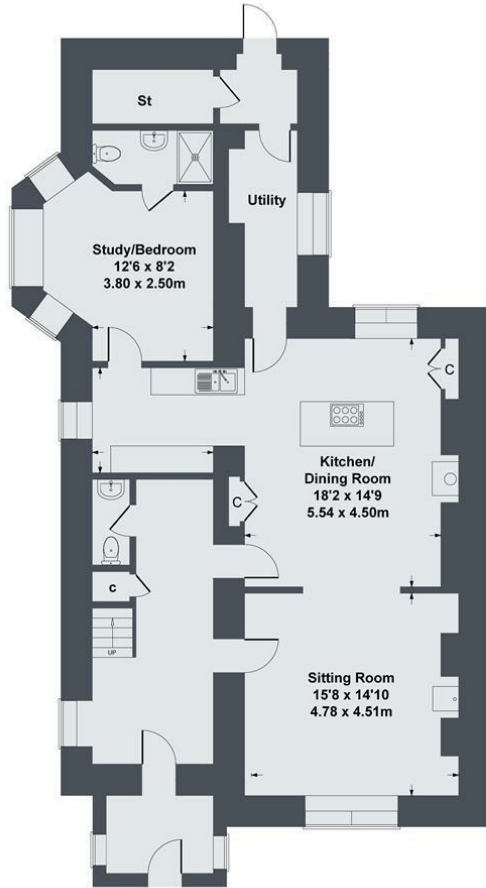
A new boiler was fitted in 2021 and there is also a new immersion heater and program controls to the hot water and central heating which are dual zoned.

Particulars & Photographs

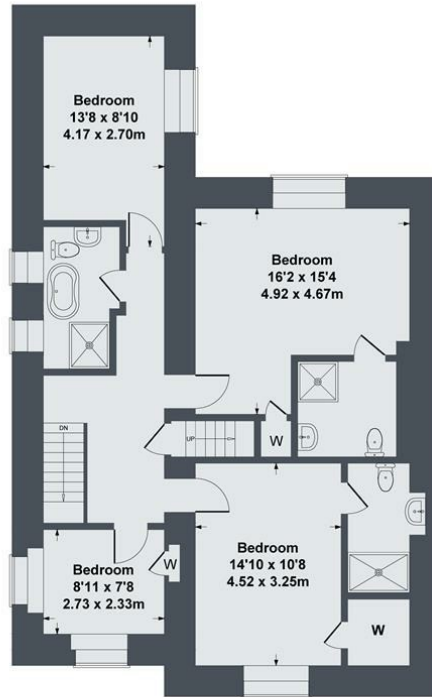
The particulars were written and the photographs taken in May 2023.

The Firs, Hawes

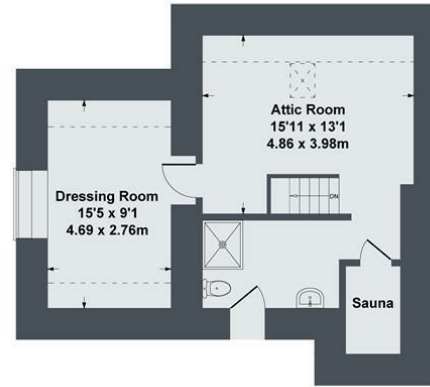
Approximate Gross Internal Area
2756 sq ft - 256 sq m



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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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