



4 Main Street, Ingleton, LA6 3EB Offers In The Region Of £325,000

Substantial freehold property in the heart of Ingleton - a gateway to the Yorkshire Dales and popular tourist destination. Since the 1950s, the ground floor restaurant and catering kitchen has been home to Bernie's of Ingleton - or Bernie's Cafe - a key destination for visitors to the village. The first and second floors comprise a large 5 bedroom residential flat. A yard to the rear has 3 separate outbuildings. Now available for sale, there is investment potential to let the restaurant and flat - currently marketed at £1,000 PCM on a 5 year lease. Alternatively, the property will appeal to buyers seeking to run their own lifestyle business in a stunning part of the country.

4 Main Street, Ingleton



Enjoying a prime location in the centre of the village, 4 Main Street is a striking period property with mixed commercial and residential use, extending to over 3,400 sq. feet. Now available as a freehold property investment, it provides a variety of options for future potential use. The established Bernie's of Ingleton is fully equipped to recommence trading. Long associated with the outdoor pursuits that bring visitors to the village, it is the ideal refreshment stop for hikers, cavers and cyclists. The spacious 5 bedroom flat provides ample living accommodation. Available to market with no related chain, viewing is highly recommended in order to appreciate the opportunity.

In brief, the ground floor accommodation comprises: over 640 sq. feet of restaurant space with counter service area and customer toilets. The substantial catering kitchen is to the rear, with access to the yard and cellar storage space. Stairs rise from the central hall to the residential flat, with access out onto the rear balcony from the half-landing. The first floor comprises: large kitchen; spacious lounge with period features; double bedroom; bathroom and separate cloakroom. There are a further 4 bedrooms with ample storage space on the second floor.

To the rear of the property, a yard has 3 useful outbuildings and steps rising to the first floor balcony.

Ingleton Location

Ingleton is a thriving village with a strong community and a good range of bars, pubs

and shops. It is well known for the spectacular waterfalls walk. Ingleborough - one of the Yorkshire Dales 3 Peaks - dominates the local landscape. As a gateway to the Yorkshire Dales, it is a key destination for hikers, cyclists and caving enthusiasts.

The village has a good Primary School and is in the catchment for both Settle College and QES, Kirkby Lonsdale. Local amenities are within easy access, including the open air swimming pool and a flagship Co-op grocery store with petrol forecourt.

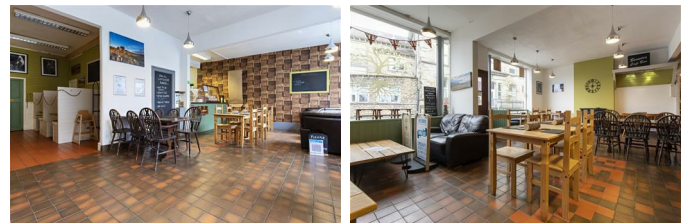
Trains can be caught at Bentham and Clapham on the Leeds/Lancaster line. Lancaster and the M6 are half an hour by car. Popular local market towns include Kirkby Lonsdale and Settle. The A65 provides good links to Kendal and Skipton. As well as the Yorkshire Dales, Ingleton is ideal for day trips to the Lake District, Forest of Bowland and Morecambe Bay.

Property Information

Freehold property. Rateable value on the restaurant is currently £10,250. Residential flat is Council Tax Band C. All mains supplies with gas central heating to the flat.

Ground Floor

Restaurant 16'2" x 28'10" (4.92m x 8.80m)



Generous restaurant with double frontage to Main Street and customer entrance. Counter. Fireplace. Tiled floor. Open to rear customer seating area.

Restaurant (Rear)



Additional restaurant area with fitted tables and bench seats. Fireplace. Display shelving and cabinet. Tiled floor. Access to hall and customer toilets.

Cloakroom 11'10" x 5'5" (3.61m x 1.64m)

Two cubicles, each with window to the rear. Wash hand basin. Tiled floor.

Counter

Fitted counter with till and food display cabinet. Base mounted units and worktop to the rear and space for drinks cooler. Tiled floor.

Hall

Central hall providing access to the cellar, catering kitchen and counter area. Tiled floor. Carpeted stairs rising to the first floor.

Preparation Area 8'0" x 9'8" (2.43m x 2.94m)

Range of fitted worktops. Double stainless steel sink and drainer. Wash hand basin. Shelving. Tiled floor.

Cellar 13'7" x 10'8" (4.15m x 3.24m)

Accessed via the hall, a useful cellar storage area.

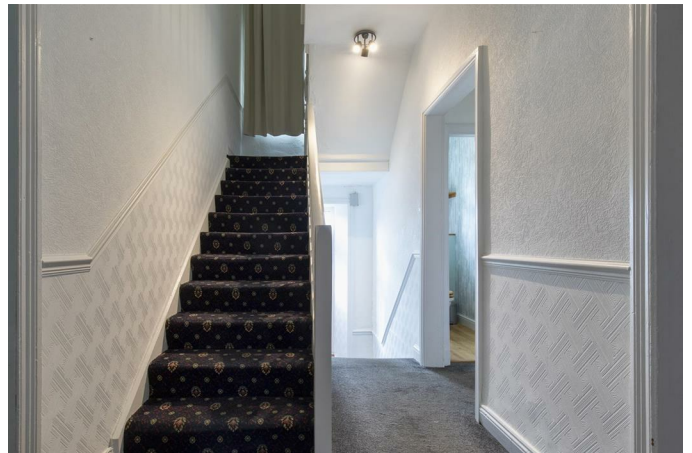
Catering Kitchen 16'3" x 22'3" (4.95m x 6.78m)



Good-sized kitchen with external door to the rear yard, window to the rear aspect and 2 to the side. Range of fitted stainless steel worktops and preparation table. Sink. Cooker. Dishwasher. Extractor. Tiled floor.

First Floor

Landing



Door from half-landing to rear balcony. Dado rail. Period balustrade. Large storage cupboard. Carpet. Access to kitchen, lounge, bedroom, cloakroom and bathroom. Stairs rising to the second floor.

Lounge 16'2" x 17'6" (4.94m x 5.33m)



Spacious lounge with 2 windows to the front aspect. Period fireplace. Ceiling rose. Architrave and picture rail. Carpet. Radiator.

Kitchen 20'2" x 11'2" (6.14m x 3.40m)



Large kitchen with window to the front aspect. Space for table. Range of wall and base mounted units. Integral oven and hob. Sink with drainer. Architrave. Laminate flooring. Radiator.

Bathroom



Bathroom with window to the rear aspect. Suite comprising, bath, wash hand basin and shower cubicle. Extractor. Tiled floor. Heated towel rail.

WC

Separate cloakroom with window to the rear aspect. WC. Laminate flooring.

Bedroom 1 16'2" x 11'9" (4.92m x 3.57m)

Good-sized double bedroom with window to the rear aspect. Carpet. Boxed radiator.

Balcony 16'3" x 22'3" (4.95m x 6.78m)



Accessed from the first floor half-landing, a large balcony with steps down to the yard.

Second Floor

Landing

Landing with window to the rear. Dado rail. Period balustrade. Loft inspection hatch. Carpet. Access to 4 bedrooms.

Bedroom 2 20'2" x 11'2" (6.14m x 3.40m)



Good-sized double bedroom with windows to the side and front aspects. Under-eaves storage cupboard. Beams. Carpet. Radiator.

Bedroom 3 16'0" x 12'0" (4.88m x 3.67m)



Good-sized double bedroom with window to the front aspect. Beams. Carpet. Radiator. Access to storage area.

Storage

Useful storage area with access to further space in eaves.

Bedroom 5 12'1" x 9'6" (3.69m x 2.90m)



Single bedroom with window to the rear aspect. Under-eaves storage cupboard. Beams. Carpet. Radiator.

Bedroom 4 12'8" x 11'6" (3.87m x 3.50m)

Further double bedroom with window to the rear aspect. Under-eaves storage cupboard. Beams. Fitted desk. Carpet. Radiator.

Outside

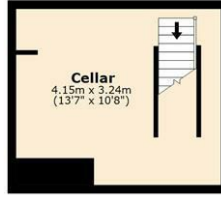


Yard with pedestrian right of access across rear of adjacent property. 3 outbuildings. Bin storage area. Steps rising to balcony.

Floor Plan

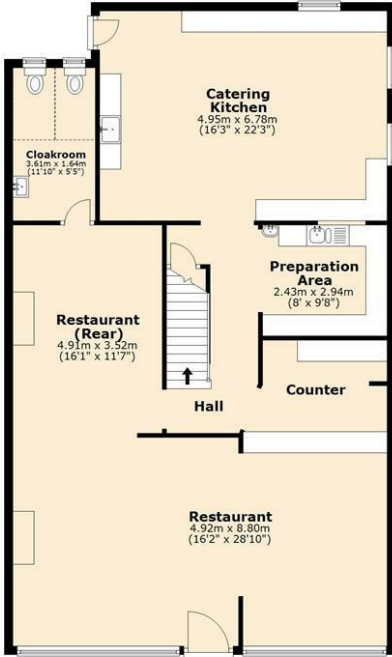
Basement

Approx. 20.0 sq. metres (215.2 sq. feet)



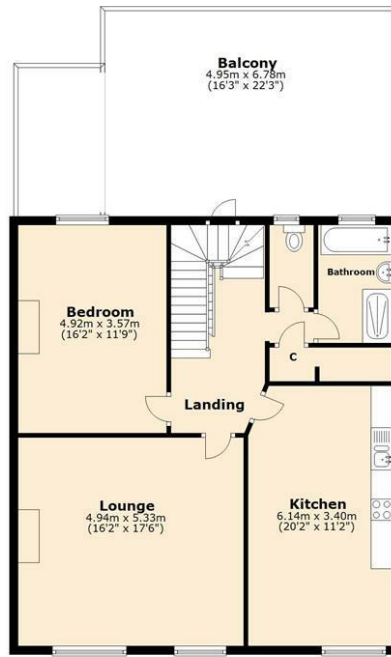
Ground Floor

Approx. 128.6 sq. metres (1384.0 sq. feet)



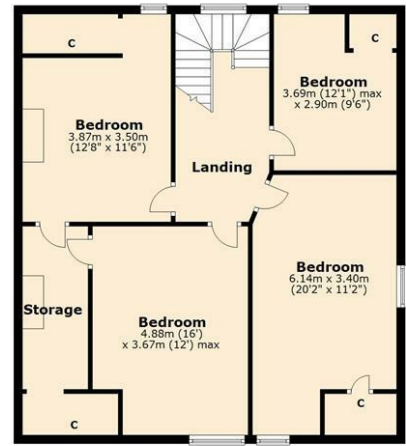
First Floor

Approx. 87.8 sq. metres (945.3 sq. feet)



Second Floor

Approx. 87.4 sq. metres (941.3 sq. feet)



Total area: approx. 323.8 sq. metres (3485.8 sq. feet)
4 Main Street, Ingleton

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

