



## **Riverside Lodge 24 Main Street, Ingleton, LA6 3HJ**

### **Price Guide £750,000**

Fabulous detached period property with coach house and terraced gardens running down to the charming River Greta. Currently configured with 10 bedrooms and 9 en-suites, Riverside Lodge has operated as a traditional B&B guesthouse since the early 1990s, with self-catering options available more recently. The business is available as a going concern and is well-located in this popular tourist destination on the western edge of the Yorkshire Dales, with easy access to the Lake District. The house would be equally suited as a spacious family home, with options for relative accommodation or business workspace in the separate coach house. Maintained to a high standard throughout, viewing is essential in order to appreciate the scope and potential here.



## Riverside Lodge, Ingleton



A fine period property dating back to the 1800s in the popular village of Ingleton - a gateway to the stunning Yorkshire Dales National Park and a key tourist destination. Whilst retaining character features, Riverside Lodge has been maintained to a high standard and is well-presented throughout. The main house provides very generous accommodation and currently comprises 6 double en-suite bedrooms - 2 of which are on the ground floor. The converted coach house has 2 double en-suites, a further double and additional occasional bedroom also serving as an office.

The established guesthouse business operates from the main house, with a further 2 en-suite bedrooms available in the coach house, which can be accessed independently. With ample parking, the extensive terraced gardens are truly delightful and enjoy fantastic views across the River Greta to open countryside beyond.

### 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. A popular tourist destination, the spectacular limestone scenery is a draw for hikers, cyclists and cavers. The easy access to Bowland, Morecambe Bay and Lake District add to the appeal of the village for holiday makers. 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.

### Property Information

Freehold Property. Council Tax Band A for residential. Small Business Rateable Value £5,700 - currently subject to exemption. All mains services with gas central heating - separate boilers for the main house and coach house.

### The Business

Riverside Lodge has traded as a traditional guesthouse since the early 1990s and with the current owners since 2000. The business has been trading on a relaxed basis, below the VAT threshold as a lifestyle choice, and there are a number of easy to implement options available to enhance trading. More recently, a move to self-catering options has proven popular and demand is expected to be high moving forward, with the new popularity of the staycation. AirBnB style holiday lets in Ingleton have been enjoying great success in the village over recent years, and Riverside Lodge has very obvious potential in this regard.

There are currently 8 letting rooms - all with en-suites - with 6 in the main house and 2 in the coach house, with the latter providing private and self-contained accommodation for the owners. The existing business is available as a going concern and on a turnkey basis, if required. The property has been subject to a rolling refurbishment program and the customer offer is highly regarded. 5 years accounts are available by request for interested parties.

## Riverside Lodge - Main House

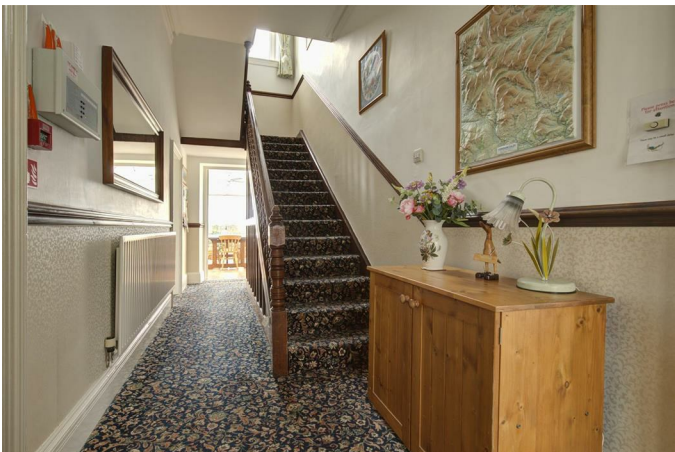


### Ground Floor

#### Porch

Front entrance porch with elegant period glazed double doors with stained glass over. Laminate flooring. Inner doors to entrance hall.

#### Entrance Hall



Of classic Victorian proportions, the entrance hall is spacious and welcoming and provides access to 2 ground floor double en-suites, lounge, conservatory, dining room and stairs down to the lower ground floor. Stunning period paneling and balustrade, with stairs rising to the first floor. Carpet. Radiator.

## Daffodil 13'11" x 14'0" (4.23m x 4.27m)



Generous double bedroom with UPVC double glazed window to the front aspect. Stylish wash hand basin. Built-in double wardrobe. Carpet. Radiator. Access to en-suite.

#### En-suite



Modern en-suite with UPVC double glazed window to the side aspect. Shower cubicle, wash hand basin and WC. Extractor. Laminate flooring. Heated towel rail.



**Daisy 13'11" x 14'1" (4.23m x 4.28m)**



Large double bedroom with UPVC double glazed window to the front aspect. Stylish wash hand basin. Built-in double wardrobe. Carpet. Radiator. Access to en-suite.

**En-suite**



Modern en-suite with shower cubicle, wash hand basin and WC. Extractor. Laminate flooring. Heated towel rail.

**Lounge 14'1" x 13'11" (4.30m x 4.23m)**



A good-sized reception room with UPVC double glazed window to the rear aspect. Stunning feature period fireplace housing gas flame fire. Carpet. Radiator.

**Conservatory**



Spacious conservatory with timber double glazed windows to 3 aspects, providing fabulous views across the landscaped gardens and out to open country. Laminate flooring. 2 radiators.

**Dining Room 14'0" x 13'11" (4.27m x 4.23m)**



Spacious reception room with timber single glazed windows to the rear and side aspects. 3 large built-in storage cupboards, once housing the gas central heating boiler for the main house. Feature beams. Access to kitchen and side porch.

**Kitchen 8'11" x 15'5" (2.71m x 4.71m)**



Modern fitted house kitchen with 2 UPVC double glazed windows to the rear aspect, skylight and external door to steps descending to rear patio garden. Range of fitted wall and base mounted units. Double stainless steel sink and drainers. Wash hand basin. Rangemaster oven with 5 ring hob and extractor hood over. Plumbing for dishwasher. Integral freezer and fridge. Laminate flooring.

**Porch**

Side access porch with outer and inner timber doors. Laminate flooring.

**Riverside Lodge - Lower Ground Floor**

**Hall**

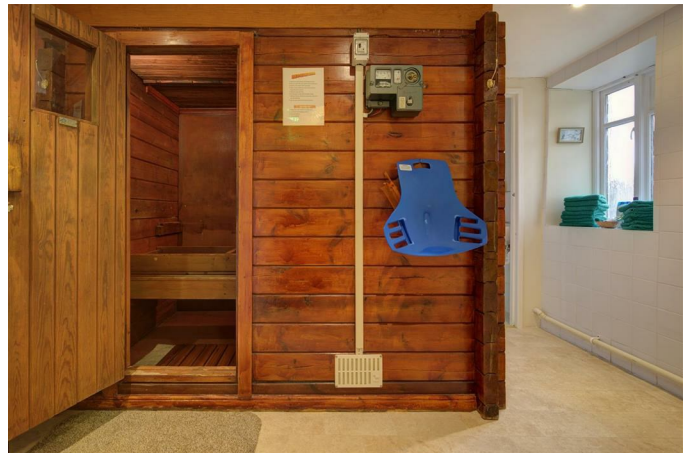
Hallway providing access to the sauna room and games room.

**Sauna Room 10'7" x 9'3" (3.23m x 2.81m)**



Sauna room with timber single glazed window to the rear aspect. Shower cubicle. Extractor. Vinyl flooring. Access to the sauna and WC.

**Sauna**



Timber sauna with bench seating.



## WC



Cloakroom with WC and wash hand basin. Vinyl flooring.

## Games Room 13'2" x 10'9" (4.01m x 3.28m)



Games room with timber external door and 3 timber double glazed windows to the rear aspect. Carpet. 2 radiators.

## Outbuildings

## Laundry Room 6'9" x 10'11" (2.05m x 3.33m)



Good-sized laundry room with window and external door to the rear patio terrace. Plumbing for washing machine. Gas central heating boiler.

## Utility 6'9" x 6'1" (2.05m x 1.86m)



A further useful external outbuilding and ideal utility with window and external door to the rear patio terrace.

## Store

A further outbuilding with external door to the rear patio terrace and window to the side aspect.

## Riverside Lodge - First Floor

## Landing



Spacious central landing with UPVC double glazed window to the rear aspect. Period balustrade. Carpet. Access to 4 double en-suite bedrooms.

## Lilac 14'1" x 14'3" (4.28m x 4.34m)



Double bedroom with UPVC double glazed window to the rear aspect. Feature period fireplace. Wash hand basin. Carpet. Radiator. Access to en-suite.

## En-suite

Modern en-suite with shower cubicle and WC. Extractor. Laminate flooring. Heated towel rail.

## Lavender 13'9" x 14'2" (4.18m x 4.33m)



Good-sized double bedroom with UPVC double glazed window to the front aspect. Feature period fireplace. Built-in wardrobe. Carpet. Radiator. Access to en-suite.

## En-suite



Deluxe en-suite with UPVC double glazed window to the front aspect. Bath with shower over. Wash hand basin. WC. Extractor. Laminate flooring.



**Primrose 13'10" x 14'2" (4.22m x 4.33m)**



A further good double bedroom with UPVC double glazed window to the front aspect. Feature period fireplace. Carpet. Radiator. Access to en-suite.

**En-suite**



Deluxe en-suite with UPVC double glazed window to the front aspect. Bath with shower over. Wash hand basin. WC. Extractor. Laminate flooring.

**Poppy 14'2" x 14'0" (4.33m x 4.26m)**



A good double bedroom with 2 UPVC double glazed windows to the rear aspect. Carpet. Radiator. Access to en-suite.

**En-suite**



Modern en-suite with timber single glazed window to the side aspect. Shower cubicle. Wash hand basin. WC. Built-in cupboard housing hot water cylinder. Extractor. Laminate flooring.

**The Coach House**





## The Coach House - Lower Ground Floor

### Sitting Room 12'7" x 11'1" (3.84m x 3.39m)



Comfortable reception room with timber double glazed window to the rear aspect and timber double glazed French Doors out onto the rear patio terrace. Feature fireplace. Carpet. Radiator.

### Kitchen Area



Contemporary fitted kitchen with range of wall and base mounted units. Sink with drainer. Integral oven. Space for fridge freezer. Vinyl flooring. Radiator.

## The Coach House - Ground Floor

### Entrance Hall



Timber double glazed external door to the front aspect and timber double glazed window to the rear aspect. Feature period fireplace. through to inner hall with timber double glazed window to the side aspect. Carpet. Radiator. Stairs descending to sitting room. Access to bedroom, bathroom and bedroom/office.

### Manager's Bedroom 15'1" x 11'6" (4.61m x 3.51m)



A good-sized double bedroom with 2 timber double glazed windows to the side aspect. Range of built-in wardrobes and bedroom furniture. Carpet. Radiator.

## Bathroom



Modern house bathroom with skylight. Bath with shower over. Wash hand basin. WC. Extractor. Laminate flooring. Heated towel rail.

## Bedroom/Office 13'9" x 11'6" (4.18m x 3.51m)



Versatile space suitable as a bedroom or office, with timber double glazed window to the side aspect. Large storage cupboard. Fitted study area. Laminate flooring. Radiator. Access to hall.

## Hall

Separate entrance hall with timber double glazed French Doors to the side aspect. Laminate flooring. Carpeted stairs rising to 2 en-suite bedrooms.

## Garage

Up and over garage door to the front aspect and window to the side aspect.

## The Coach House - First Floor

## Bluebell 15'2" x 11'10" (4.63m x 3.61m)



Good double bedroom with timber double glazed window to the side aspect. Exposed beams. Carpet. Radiator. Access to en-suite.

## En-suite



Modern en-suite with timber double glazed window to the side aspect. Shower cubicle. Wash hand basin. WC. Extractor. Laminate flooring. Heated towel rail.



## Snowdrop 13'8" x 11'9" (4.16m x 3.57m)



Double bedroom with timber double glazed windows to the front and side aspects. Exposed beams. Carpet. Radiator. Access to en-suite.

### En-suite



Modern en-suite with timber double glazed window to the side aspect. Shower cubicle. Wash hand basin. WC. Extractor. Laminate flooring. Heated towel rail.

## Outside



The extensive plot enjoys spectacular views over open country and up to Ingleton's famous viaduct.

### Parking



Ample parking adjacent to the coach house, with further parking available on a newly extended area to the side of the main house.

### Upper Terrace



With lawns, well-tended beds, established shrubs and trees, the upper terrace extends round to a patio seating area adjacent to the coach house sitting room and outbuildings. Outstanding views.

## Lower Terrace



A pathway drops down to the lower terrace with extensive area of lawn with established borders. Feature garden pond. Raised decking area to rear of coach house.

## Woodland and Riverside



Charming area of natural woodland with path and steps winding down to the riverside seating area.

## Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

### OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

### FINANCIAL ADVICE

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Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

### MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially

selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

### FISHER HOPPER

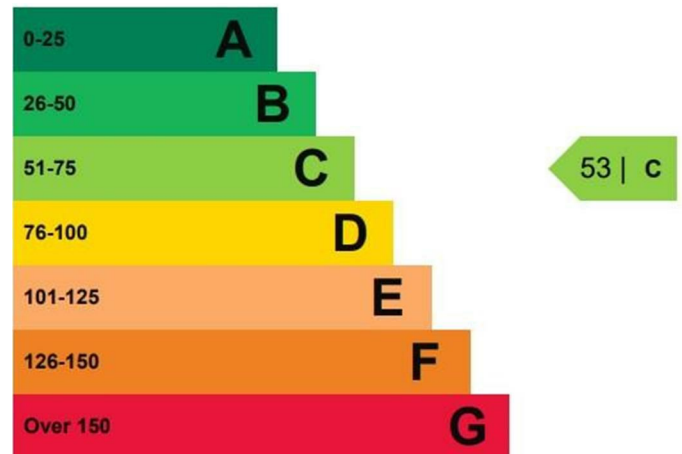
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### FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

## Commercial EPC





Floor Plan



Area Map

