



| RURAL
| COMMERCIAL
| PLANNING
| RESIDENTIAL

Linton Laithe, Linton-in-Craven, Skipton BD23 5HH

Guide Price: £400,000

(To include property, goodwill, website, domain name and fixtures & fittings)



Linton Laithe

Linton-in-Craven, Skipton
BD23 5HH

- Luxury B&B Barn Conversion
- Trip Advisor Certificate of Excellence
- Superbly Appointed Accommodation
- Pretty Village Location
- Flourishing Business Opportunity
- Quality Lifestyle Change
- Adjacent Grange Farm House available



Entrance Hallway · Dining Room set for 12 · Separate Toilet · Fully Fitted B&B Kitchen · Boiler Room · Rear Entrance Hallway · Linen Room · Pantry/Store · Bedroom 1 · En-suite Shower Room · Galleried Landing · Bedroom 2 · Mezzanine En-suite Shower Room · Bedroom 3 · En-suite Shower Room · Bedroom 4 · En-suite Shower Room · Bedroom 5 · Mezzanine Bathroom · Stone Paved Patios · Ample Gravelled Parking Spaces & Driveway · Lawned Gardens

Grassington: approx. 1.5 miles Skipton: approx. 8 miles Harrogate: approx. 25 miles Leeds: approx. 35 miles

Luxury is the key to this very successful Bed & Breakfast property situated in the stunning location of Linton-in-Craven near Grassington. Originally a superb barn converted to provide high quality accommodation featuring five letting Bedrooms with en-suite facilities to all rooms, light Dining Room currently set for 12 and fully fitted breakfast catering Kitchen. The present owners have built up an enviable reputation with Trip Advisor Certificate of Excellence for 2014, 2015 and 2016 the sale of Linton Laithe now provides an ideal opportunity to build on this reputation. The property very much offers a lifestyle opportunity in this picturesque location.

Grange Farmhouse which adjoins the property is also available separately and the two combined provide a very attractive opportunity to live in the Dales with a ready made business next door and the chance to expand on the superb commercial foundations laid by the current owners.

Linton is one of the most picturesque villages within the Yorkshire Dales National Park, centred around the village green, there are many scenic walks with Burnsall and Grassington close by and walks along the River Wharfe at Linton Falls. The Fountaine Inn is a popular haunt serving gastro food and real ales, for those lazy Sunday mornings. Grassington offers a wide range of amenities set amongst the magnificent scenery of Upper Wharfedale, whilst the market town of Skipton is within some 8 miles with excellent schooling and facilities expected of a market town. Skipton railway station provides daily trains to Leeds, Bradford and London.

TENURE

The property is held freehold with vacant possession upon completion.

SERVICES

Mains water, electricity, drainage and gas are installed.

RATEABLE VALUE

The property has a Rateable Value of £5,000. Small Business Property Relief may be available.

THE BUSINESS

The accounts for Linton Laithe show a turnover of approximately £50,000 per annum with the business run very much to suit the owner's requirements. Repeat bookings are common and there is undoubted potential for further growth. Due to personal circumstances the bookings are presently on hold. There is a well polished website www.lintonlaithe.co.uk and further financial information will be made available to interested parties.

VIEWING

This property may be viewed by arrangement with the Sole Agent, WBW Surveyors Ltd. Please speak to Victoria Bailey, Jeff Crabtree or Michael Beech on 01756 692900.

DIRECTIONS

From Skipton on entering Linton proceed over the Linton Beck bridge turning immediately right, carry on to the end of this road where the property will be seen directly in front of you and accessed by a tarmacadamed drive.

GENERAL

The internal photographs are reproduced for general information only. All measurements are approximate and are provided for guidance purposes only.

Details Prepared: May 2017



Ground Floor

Approx. 97.7 sq. metres (1051.2 sq. feet)



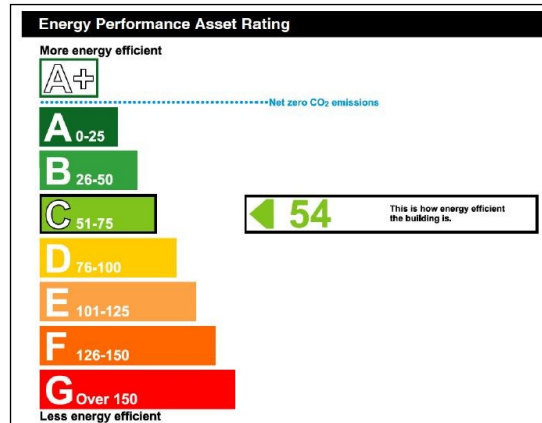
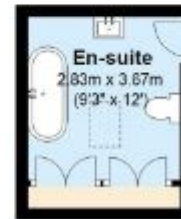
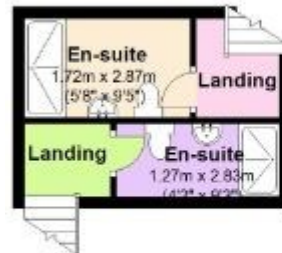
First Floor

Approx. 97.0 sq. metres (936.1 sq. feet)



Second Floor

Approx. 24.8 sq. metres (266.9 sq. feet)



Total area: approx. 209.4 sq. metres (2254.2 sq. feet)

All measurements wall doors windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.

Plan produced using PlanUp.

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GENERAL: While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase. **PLANNING PERMISSION:** We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.



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