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*"For Sales In The Dales"*  
01969 622936

## The Copper Kettle & Galway House, Reeth



- Profitable Dales Tearoom With Living Accommodation
- Honeypot Village Location
- Popular Tourist Area
- Prime Trading Location On Village Green
- 30 Cover Tearoom/Dining Room
- Excellent Catering Kitchen
- Pantry
- Accommodation With Fantastic Holiday Letting Potential
- Spectacular Views
- Excellent Accounts
- Ample Scope For Expansion
- Perfect Lifestyle Business
- Fantastic Investment Opportunity

**Asking Price Of £350,000**



RESIDENTIAL SALES • LETTINGS • COMMERCIAL • PROPERTY CONSULTANCY  
Valuations, Surveys, Mortgage Advice, Planning, Property & Antique Auctions, Removals, Inheritance Planning,  
Overseas Property, Commercial & Business Transfers, Acquisitions



J. R. Hopper & Co. is a trading name for J. R. Hopper & Co. (Property Services) Ltd. Registered: England No. 3438347. Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L. B. Carlisle, A. D. Lambert

# The Copper Kettle, Galway House, Reeth

## DESCRIPTION

The Copper Kettle is a delightful tearoom/restaurant with accommodation situated on the village green in the honeypot village of Reeth in Swaledale.

Reeth is a historic village with a protected village green, a good range of shops and pubs, a primary school, church, village hall & medical centre. There is a weekly market and a thriving, active community. It is only 8 miles to the market town of Leyburn and is less than 30 minutes from the A1 at Richmond. The village is on a range of walks including Wainwright's Coast to Coast Walk, the Inn Way and close to other well known walks such as The Pennine Way and The Herriot Way. The business benefits from easy public parking and a ready supply of tourist and local trade.

The tearoom consists of a dining room for up to 30 covers, excellent catering kitchen, WC and pantry. To the front of the property there is space for a picnic table providing extra covers and the opportunity for people to enjoy lovely views towards the village green and cobbles. To the side the property benefits from a right of way over the neighbouring passage providing good delivery access.

The business currently opens from March until October, by choice of the current owner. The business currently focuses solely on daytime tearoom trade. The accounts present consistently good figures with a gross profit of £46,226 for the year to April 2012. New owners wishing to increase turnover could open for a longer season or expand into evening restaurant trade and boost the current accounts significantly.

There is a separate entrance to 'Galway House' leading to a spacious first floor one bedroom apartment with high ceilings and spectacular views. The first floor consists of a double bedroom, kitchen, bathroom and a superb living room. This accommodation provides the potential for a fantastic holiday let which could earn in the region of £500 per week (subject to condition etc.). Alternatively the accommodation could be let on a residential short-term basis.

The Copper Kettle and Galway House presents an excellent business in a fantastic location.

Viewing highly recommended.

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### TEA ROOM

**(LOWER HALF)** 16' 6" x 13' 10" (5.03m x 4.22m) Customer entrance door with fitted doormat area and large shop window to front and window to side affording lovely views to village green. Exposed stonework, beamed ceiling, part-panelling, Karndean vinyl flooring. Seating for 19. Two night storage heaters.

### TEAROOM

**(UPPER HALF)** 16' 6" x 12' 0" (5.03m x 3.66m) Exposed stonework, beamed ceiling, part-panelling, Karndean vinyl flooring, seating for 11. Window to both sides and two night storage heaters. Fitted 'dresser' style storage unit incorporating: handwash basin, mains-fill ice-machine, 2 mains-fill water boilers and 2-door display chiller cabinet. Free-standing counter unit with storage under.

# The Copper Kettle, Galway House, Reeth

<b>WC</b>	Customer WC with wash hand basin and extraction fan.
<b>KITCHEN</b>	16' 7" x 9' 6" (5.05m x 2.9m) Excellent catering kitchen with tiled floor and panelled walls to three sides. Window to two sides. Stainless steel catering sink with dishwasher under. Handwash sink. Cooking area with full extraction system, 2 table-top deep fryers, salamander, catering oven, 2-ring hotplate (all electric). Preparation area with range of fitted base units and stainless steel shelving and wall-cupboard.
<b>PANTRY</b>	8' 10" x 5' 0" (2.69m x 1.52m) Useful storage area with shelving for dry goods and space for fridge and freezers. Window and external door (accessed via right of way over neighbour's passage for deliveries).
<b>CELLAR</b>	13' 9" x 11' 6" (4.19m x 3.51m) Very useful storage. Power and light.
<b>SIDE ENTRANCE LOBBY</b>	Private entrance door with door to owner's accommodation above and secondary door to tearoom.
<b>LANDING</b>	Fitted carpet and night storage heater. Arched window with fantastic view over Fremington Edge and Grinton Moor. Hatch with pull-down ladder to loft (housing hot water cylinder and header tank).
<b>KITCHEN</b>	10' 3" x 9' 0" (3.12m x 2.74m) Fully fitted kitchen with integrated oven, electric hob, fridge and freezer. Single bowl sink with drainer and plumbing for washing machine. Window to side.
<b>BATHROOM</b>	Fully tiled, including floor. Bath with electric shower over, basin and WC. Small night storage heater and window. Wall-mounted fan heater and extraction.
<b>BEDROOM</b>	13' 6" x 12' (4.11m x 3.66m) Large double bedroom with fitted carpet and extensive range of fitted wardrobes and cupboards. Night storage heater and TV point. Window to side with view over village green.
<b>SITTING ROOM</b>	15' 6" x 14' 0" (4.72m x 4.27m) Large, airy living room with window to front and side, affording excellent views across village green. Fireplace with multi-fuel stove and two night storage heaters. TV point and fitted carpet.

# The Copper Kettle, Galway House, Reeth

## GENERAL

<b>Photographs</b>	Items in these photographs may not be included in the sale of the property.
<b>Viewing</b>	By appointment through the selling agents.
<b>Local Authority</b>	Richmondshire District Council, 01748829100.
<b>Council Tax</b>	Council tax band should be confirmed by the Purchaser prior to purchasing the property
<b>Tenure</b>	Freehold

## AGENT NOTES

J. R. HOPPER & Co. has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice.

## OFFER PROCEDURE

J. R. Hopper & Co, 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

Buying your own home can be a complicated and confusing business especially with so many different schemes being offered by the High Street Building Societies and Banks. Why not find out which mortgage is best for you by speaking to our own **Independent Financial & Mortgage Advisor?** There is no obligation or cost and we can help even if you are buying from other agents. To make an appointment, please call – 01969 622936

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 **Relocation Agent Network** of over 600 specially selected offices can provide this no obligation free service anywhere in the country. Call or email now to let us get you moving.

## J. R. HOPPER & Co.

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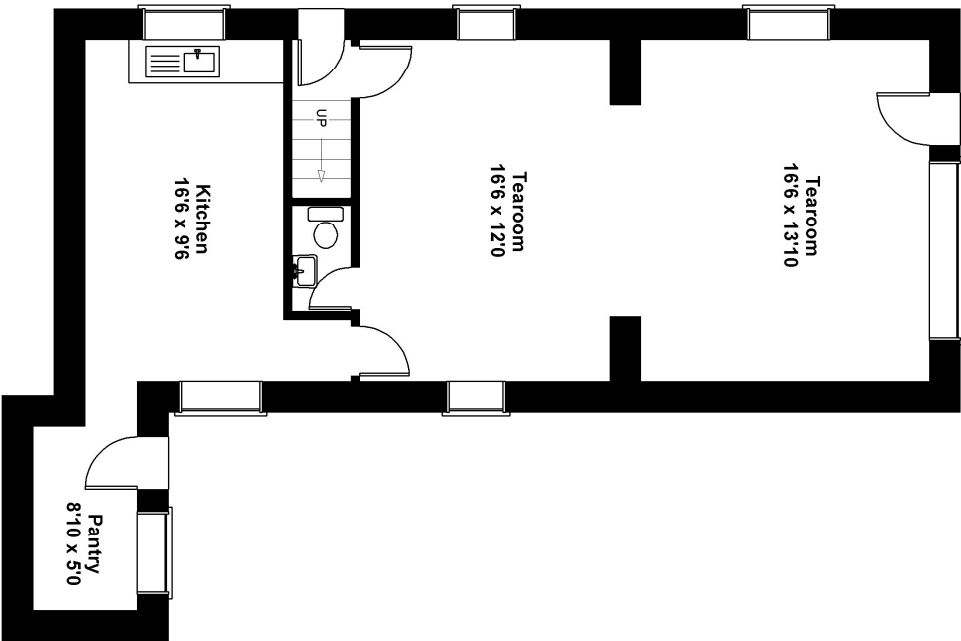
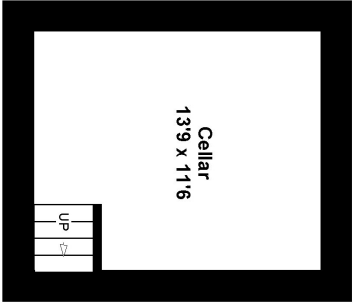
## ENERGY PERFORMANCE CERTIFICATE

**Property:** Copper Kettle, Reeth, Richmond, North Yorkshire, DL11 6TH

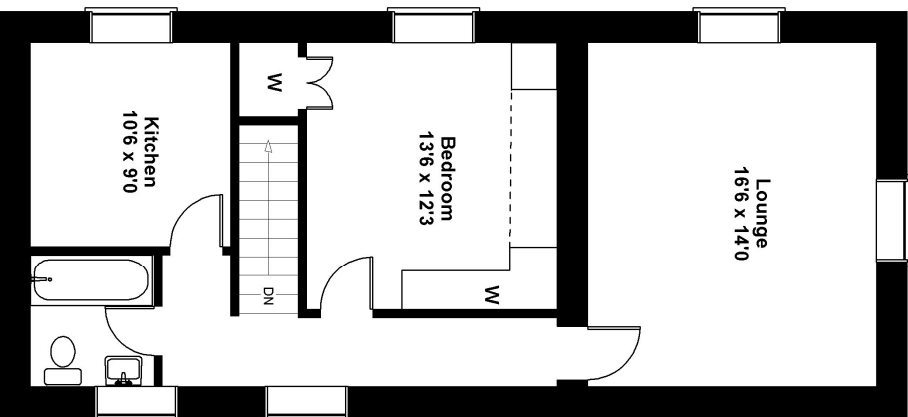
**Energy Performance Asset Rating: D90**

# The Copper Kettle, Galway House, Reeth

## Copper Kettle, Reeth



### GROUND FLOOR



### FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans  
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