



## **Curlew Cottage & Tearoom Main Street, Ingleton, LA6 3HQ Offers In The Region Of £450,000**

A rare opportunity to acquire a significant period property in the heart of the tourist destination of Ingleton - home to 2 successful businesses and now available on a turnkey basis. Curlew Cottage is established as a popular holiday cottage through Sykes. Curlew Crafts Tearoom caters for 40 covers and is used by visitors to the village and local customers. With scope for alternative uses, subject to the necessary consents, the property is available to market with no chain.

## Curlew Cottage



Charming and spacious Grade II listed cottage of immense character, operating successfully as a holiday let through Sykes for the last 3 years. With 4 bedrooms, parking, cottage garden and central location, the property is sought after and currently sleeps up to 8 guests.

In brief, the ground floor accommodation comprises: large kitchen/diner with access to the rear cottage garden; store room; sitting room; comfortable living room; hall and modern shower room. Upstairs a central landing provides access to the generous house bathroom and 4 bedrooms - these are currently set up as 2 singles, a twin and a double. The cottage is well-presented with many attractive period features, including: beams, alcoves, exposed stonework, panel doors and fireplace.

Outside, Curlew Cottage has immaculate walled gardens to the front and rear aspects, along with a dedicated parking space for guests.

## Curlew Crafts Tearoom



A long established tearoom in a prime location for passing tourist trade - a key destination for those completing the famous waterfalls walk, or the 3 peaks challenge. Open all year, the tearoom has a loyal base of regular customers, as well as its booming tourist trade. With a traditional menu, the tearoom currently provides a range of fresh, home cooked food, plus cakes, desserts, snack and ice cream. The ideal lifestyle business. With 40 covers and a fully equipped catering kitchen, this spacious property would lend itself to a range of other commercial uses.

The ground floor accommodation briefly comprises: front and rear customer seating areas; ice cream counter; office and counter; catering kitchen ; storage area and customer toilets accessed externally via the patio. Stairs rise from the rear hall to a large store room, with further space extending under the eaves.

Outside, the tearoom has customer seating to the front with canopy. Alleyway to side and access to rear patio seating area. 1 parking space.

### Property Information

Freehold property. Both businesses subject to Small Business Rates. Mains supplies with gas central heating. Cottage rewired prior to opening in 2018.

Trading figures for the cottage and tearoom can be supplied upon request.

Furniture and other non-fixed contents available, subject to negotiation.

Commercial EPC rating for tearoom: EPAR: 116 E

## Ingleton

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 Dales and being well situated for day trips to the Lake District, it attracts visitors all year round. The limestone scenery of the Yorkshire Dales is popular with hikers, cyclists and cavers.

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.

## The Holiday Cottage

### Ground Floor

#### Kitchen/Diner 12'10" x 14'4" (3.90m x 4.38m)



Large kitchen/diner with single glazed French Doors to the rear cottage garden. Range of base mounted units. Stainless steel sink and drainer. Space for cooker with extractor hood over. Plumbing for washing machine.

Space for fridge and freezer. Tiled floor. Radiator. Access to store and sitting room.

### Store

Useful store room with single glazed window to the rear aspect and single glazed window to half landing. Currently used to store supplies and cleaning materials in support of the holiday let operation. Base mounted unit.

#### Sitting Room 15'5" x 9'10" (4.70m x 2.99m)



Good-sized sitting room with external door and narrow single glazed window to the front aspect. Feature exposed stone wall. This room is currently used as additional sleeping for 2 for parties of 8. Carpet. Radiator. Access to tearoom. kitchen/diner and living room.

#### Living Room 13'11" x 13'2" (4.24m x 4.02m)



Comfortable living room with single glazed sash window to the front aspect. Stunning feature fireplace. Built-in wall cupboard. Feature recess. Period paneled ceiling. Carpet. Radiator.

### Hall 7'2" x 13'2" (2.19m x 4.02m)



Charming inner hall with single glazed window to store room. Exposed stone wall. Built-in cupboard. Carpet. Double doors to ground floor shower room. Carpeted stairs rising to first floor. Feature recess at half landing.

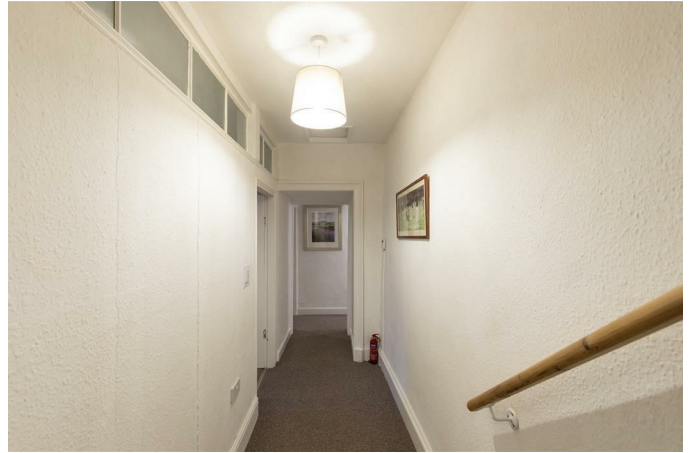
### Shower Room



Modern shower room with single glazed window to the rear aspect. Large shower, WC and wash hand basin. Extractor. Tiled floor. Heated towel rail.

### First Floor

### Landing



L-shaped landing providing access to house bathroom and all 4 bedrooms. 2 loft inspection hatches. Carpet.

### Bedroom 1 14'4" x 10'1" (4.37m x 3.07m)



Charming main double bedroom with single glazed sash window with period shutters to the front aspect. Window seat. Feature recess. Double built-in wardrobes. Carpet. Radiator.

**Bedroom 2 11'3" x 10'1" (3.43m x 3.07m)**



Double bedroom currently used as a twin with single glazed sash windows with period shutters to the front aspect. High level frosted windows to landing. Window seat. Feature recess. Carpet. Radiator.

**Bedroom 3 7'10" x 12'11" (2.40m x 3.93m)**



Good-sized bedroom with skylight, currently used as a single bedroom. Carpet. Radiator.

**Bedroom 4 8'4" x 7'4" (2.55m x 2.23m)**



Single bedroom with double glazed window to the rear aspect. Carpet. Radiator.

**Bathroom 7'8" x 9'11" (2.34m x 3.03m)**



Generous house bathroom with single glazed sash window with period shutters to the rear aspect. Bath with shower over, WC and wash hand basin. Gas central heating boiler. Vinyl flooring. Radiator.

## Cottage - Outside



Pleasant walled cottage garden to front aspect. Parking space to rear with gated access to rear walled garden. Low maintenance space, ideal for entertaining outside.

## The Tearoom

**Tearoom (Front) 17'3" x 26'2" (5.25m x 7.98m)**



Double glazed windows to front and side aspects. Customer entrance. Ice cream counter. Customer seating area. Raised counter and office with access to kitchen. Point of sale displays. Laminate flooring. Radiator. Open to rear tearoom area.

**Tearoom (Rear) 16'1" x 13'0" (4.89m x 3.95m)**



Stable door to external customer seating area at rear. Exposed stonework. Radiator. Laminate floor.

**Kitchen 13'8" x 9'1" (4.17m x 2.77m)**



Fully equipped catering kitchen with stainless steel work surfaces. Double sink and drainer. Hand wash basin. Fitted shelving. 2 fridges, grill, 2 microwaves, dishwasher, double oven, coffee machine and hot water dispenser. Vinyl flooring. Access to rear hall and storage.

## Hall

Useful storage space with external door to rear and stairs rising to store room on first floor. Fitted shelves. Vinyl flooring.

## Cloakroom

Accessed from external customer patio seating area. Vestibule. Radiator. Separate male and female WCs with double glazed windows to the side aspect. WC and wash hand basin in each.

## First Floor

### **Store Room 38'9" x 9'1" (11.81m x 2.77m)**

Large storage room with 2 skylights. Restricted headroom to rear and front aspects. Further under eaves storage with light.

### **Tearoom - Outside**



Customer seating terrace with canopy to the front aspect. Alleyway to side, providing access to rear of tearoom. 1 parking space. Patio seating area for tearoom customers.

### **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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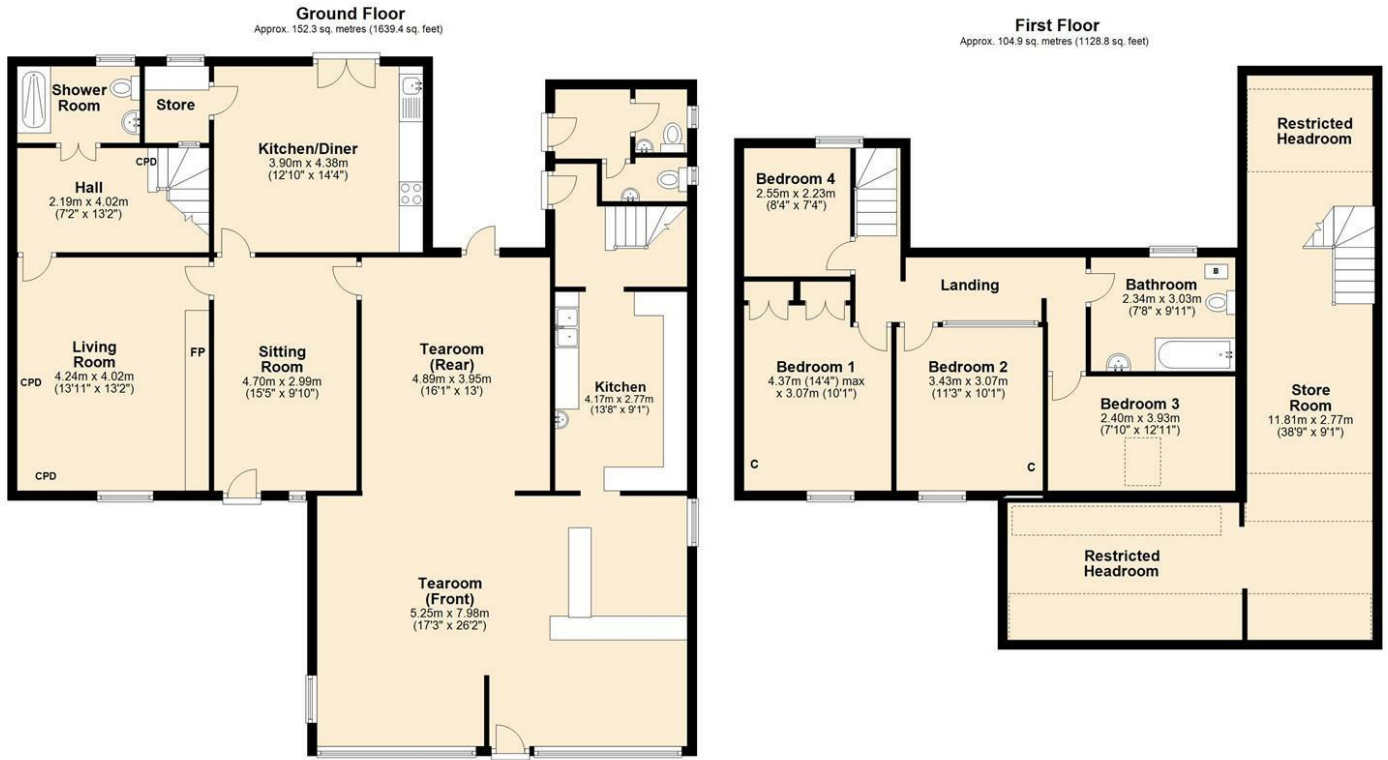
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#### **FLOOR PLANS**

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

# Floor Plan



Total area: approx. 257.2 sq. metres (2768.2 sq. feet)  
Curlew Cottage, Ingleton

# Area Map

