



43 Main Street, Bentham,
North Yorkshire, LA2 7HJ
015242 62044
property@fisherhopper.com
www.fisherhopper.com



The Old School Bunkhouse Chapel-le-Dale, LA6 3AR Price Guide £375,000

A rare opportunity with an established bunkhouse in an iconic location between Wharfedale and Ingleborough on the famous Yorkshire 3 Peaks Challenge route. The freehold property is available fully furnished, along with fixtures, fittings, contents, website, social media and future bookings. Currently marketed for groups of up to 26 guests, this is a perfect lifestyle business in a fabulous setting providing great opportunities for hiking, caving and cycling adventures. The current operation is profitable with potential for growth through increased availability, or conversion to holiday lets, subject to the necessary planning consents. Available with no chain, viewing is advised in order to fully appreciate the facilities, spectacular setting and growth potential.

The Old School Bunkhouse

Location

Located on the B6255 around 4 miles from Ingleton, the Yorkshire 3 Peak Challenge crosses close to the bunkhouse and it is easy to see why it has long been a popular stopover for groups tackling this famous route. Set between Whernside and Ingleborough, it is the perfect base for great days out in the surrounding limestone karst scenery - perfect for hikers, cyclists and cavers. The A65 is a short drive away, providing easy access to the Lake District for great days out in England's largest National Park. The Forest of Bowland and Morecambe Bay can also be easily reached. The Old School Bunkhouse caters for a wide range of guests, including, educational and church groups or those just seeking a stunning setting for a staycation. Ingleton has a good range of pubs, bars and shops, and the market towns of Kirkby Lonsdale, Settle and Hawes are just a short drive away.

Property & Business Information



Freehold
EPC Rating: TBC
SBR: TBC
Heating & Hot Water: Oil-fired central heating.
Services: Mains water and electricity.
Drainage: Shared private drainage (2 thirds/1 third shared costs for maintenance)

Business Information

Diary available online for current bookings
Accounts available on request

EPC

EPC Rating C

Ground Floor

Entrance Hall

Tiled flooring, radiator, coat hooks, hardwood external door to the side aspect and guest parking.

Lounge 16'3" x 18'6" (4.95m x 5.64m)



Tiled flooring, radiator, two internal windows to the kitchen/diner, two UPVC double glazed windows to the rear aspect.

Kitchen/Diner 15'10" x 26'6" (4.82m x 8.07m)



Tiled flooring, two radiators, table seating for 26 guests, fitted base units with worktops, stainless steel sink, two LPG ovens with extractor hood over, dishwasher, fridge and fridge freezer, access to hall, two internal windows to the lounge two UPVC double glazed windows to the front aspect.

Bunkroom 1 8'4" x 13'7" (2.53m x 4.14m)



Sleeps 6. Wood laminate flooring, radiator, UPVC double glazed window to the side aspect.

Bunkroom 2 12'2" x 11'2" (3.71m x 3.41m)



Sleeps 5. Laminate flooring, radiator, UPVC double glazed window to the side aspect.

Drying Room 5'10" x 7'5" (1.77m x 2.27m)

Tiled flooring, radiator, oil-fired central heating boiler with Nest control, washing machine, drying rail.

Vestibule

Vestibule connecting bunkrooms 4 and 5. Tiled flooring, radiator.

Bunkroom 4 12'2" x 5'4" (3.71m x 1.63m)



Sleeps 2. Tiled flooring, electric panel heater, built-in storage, UPVC double glazed window to the rear aspect.

Bunkroom 5 7'5" x 5'6" (2.27m x 1.67m)



Sleeps 2. Tiled flooring, electric panel heater, UPVC double glazed window to the rear aspect.

Wet Room 6'2" x 6'5" (1.89m x 1.96m)



Tiled flooring, radiator, wash basin, shower, extractor fan, UPVC double glazed window to the rear aspect with textured glass.

WC



Tiled flooring, wash basin, toilet, extractor fan.

Hall

Tiled flooring, radiator, spiral staircase to first floor bunkroom, access to 3 shower rooms, UPVC double glazed external door to the front aspect.

Bunkroom 3 8'9" x 14'11" (2.67m x 4.54m)



Sleeps 5. Wood laminate flooring, radiator, UPVC double glazed window to the front aspect with views of Ingleborough.

Shower Room 1



Vinyl flooring, radiator, wash basin, toilet, shower cubicle, extractor fan.

Shower Room 2



Tiled flooring, radiator, wash basin, shower cubicle, toilet, extractor fan, UPVC double glazed window to the side aspect.

Shower Room 3 / Store

Currently used a lockable store. Tiled flooring, radiator, shower, wash basin.

First Floor

Bunkroom 6 14'6" x 13'7" (4.43m x 4.15m)



Sleeps 6. Laminate flooring, radiator, built-in storage, skylight to the rear aspect.

Outside

Small patio seating area with picnic table to the front aspect.

Parking



Large carpark for at least ten vehicles, bunded oil tank.

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, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

At the point an offer is accepted, a non refundable onboarding fee of £25.00 (inc. VAT) per person will be payable.

This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

You can pay this fee securely online at: <https://shorturl.at/zAqJj>

FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

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.

INTRODUCERS FEES

Fisher Hopper Ltd receives an introducers fee from:

Napthens and Taylor Rose Solicitors of £100.00 + VAT for all successful introductions.

Lakes Mortgages of £250.00 + VAT for all successful introductions.

FISHER HOPPER

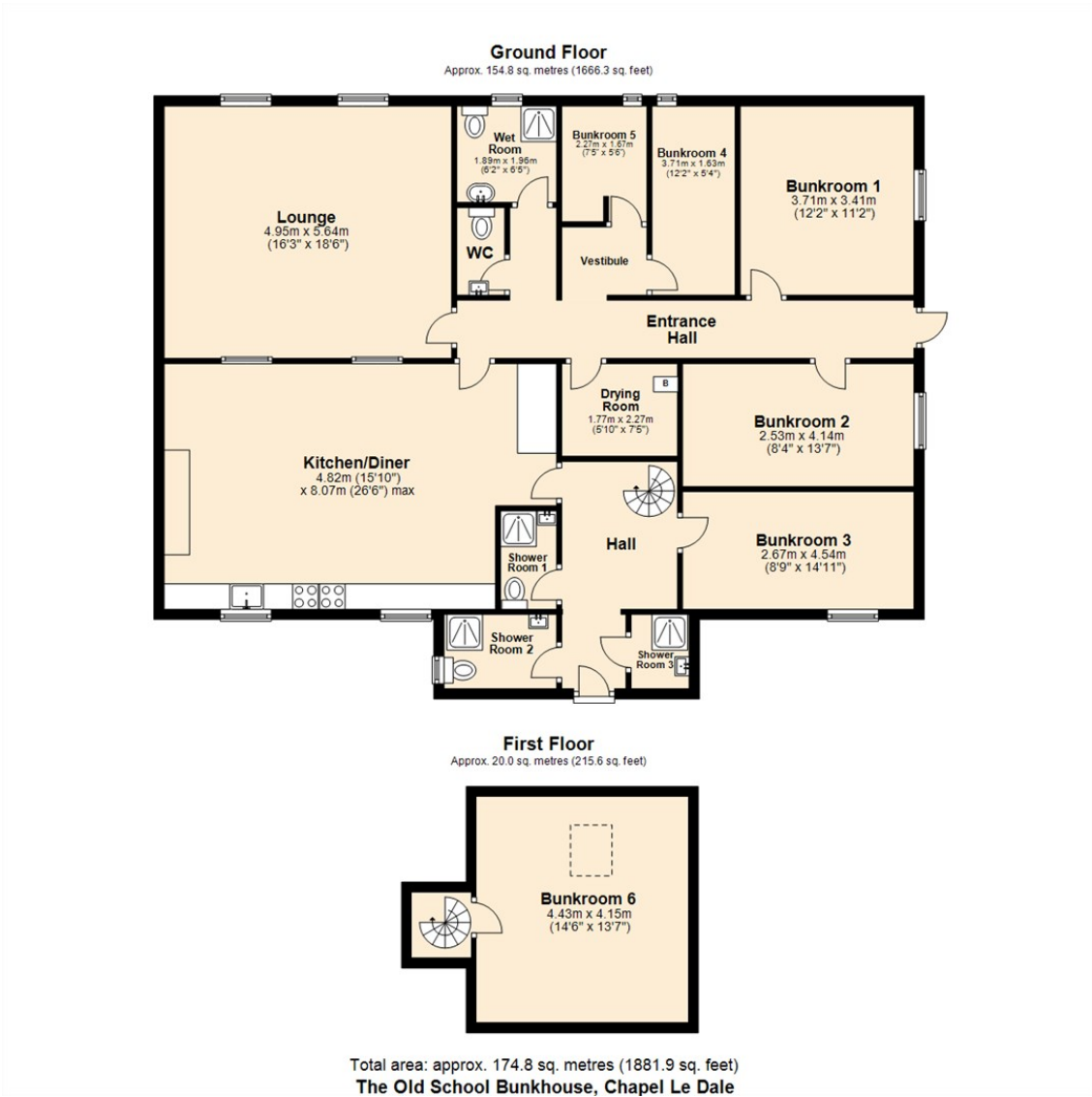
Fisher Hopper is a trading name for Fisher Hopper Limited, which is registered in England No 08514050. The registered office for the company is: 5 Battalion Court, Colburn Business Park, Catterick Garrison, England, DL9 4QN. Company Director: M. Alexander
The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

FLOOR PLANS

Please note, floor plans are not to scale and are

for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Area Map



Energy Efficiency Graph

