



Inglefalls and Jasmine Cottages The Square, Ingleton, LA6 3EG

Price Guide £400,000

A rare opportunity to acquire two successful holiday lets on a turnkey basis, offering a 10% plus yield for investors. Located in the heart of Ingleton - a popular tourist destination and gateway to the Yorkshire Dales - Inglefalls Cottage and the attached Jasmine Cottage are currently marketed via their own website, AirBnB and Booking.Com and enjoy excellent occupancy and reviews. The cottages are full of quirky charm, and are well-presented and equipped. Inglefalls sleeps 6-8 guests and Jasmine sleeps 3 - they are perfect for joint bookings too. A must see for holiday let investors and buyers seeking a lifestyle business opportunity. Viewings are by appointment only and managed within the handover window. Contact Fisher Hopper to book a viewing.

Inglefalls and Jasmine Cottages



2 adjacent established holiday let investments:

Inglefalls Cottage

In brief, the ground floor accommodation comprises: comfortable living room with wood-burning stove and French Doors to patio seating; superb large kitchen/diner; useful utility room; ground floor shower room and lower level double bedroom. A rear hall provides access to the first floor.

Bedroom 2 is located on the first floor, providing another good-sized double bedroom. Stairs rise to the top floor, comprising, stylish bathroom and twin bedroom 3.

Outside, Inglefalls Cottage has a pleasant patio seating area - the ideal spot to relax after great days out in stunning countryside. On-road parking available.

Jasmine Cottage:

The ground floor accommodation comprises an open plan living space with fitted kitchen incorporating breakfast bar and lounge area with stairs rising to the first floor. A modern shower room is also located on the ground floor.

On the first floor, the open plan bedroom is set up with a double and a single bed for 2-3 holiday guests.

On-road parking is available directly outside the cottage.

Ingleton Location

Ingleton is a thriving village and key destination for holidays and day trips. With a good range of bars, pubs and shops, the cottage is located right in the heart of the village and is ideally located for the open air swimming pool and famous Waterfalls Walk.

This is Three Peaks country and Ingleton sits at the foot of Ingleborough, which can be ascended from the cottage. An ideal base for great days out in the Yorkshire Dales, providing superb opportunities for hikers, cyclists and cavers.

The A65 enables easy access to the charming market towns of Settle and Kirkby Lonsdale, as well as a direct route into the Lake District National Park. Kendal is just 30 minutes in the car. As well as the Lakes and Dales, the Forest of Bowland is close by and the coast at Morecambe Bay is a 35 minute drive. Trains can be caught at Bentham and Clapham on the Leeds/Lancaster line.

Property and Business Information

Freehold property. Small Business Rates exemption applies. All mains services with gas central heating - separate boiler for each cottage. Shared water supply. B4RN fibre broadband.

Established holiday let marketed via AirBnB, Booking.Com and own website. Accounts available by request. Furniture, fixtures and fittings available for ongoing operation of the business, subject to negotiation. 1463.89 sq. ft

Inglefalls Cottage

Living Room 16'8" x 13'3" (5.08m x 4.04m)



Welcoming living room with UPVC double glazed windows to the front and side aspects and UPVC double glazed French Doors out onto the side patio seating area. Wood-burning stove. Open to roof height with beams. Exposed floorboards. Radiator. Open to kitchen/diner.

Kitchen/Diner 16'8" x 18'0" (5.08m x 5.48m)



Superb large family kitchen/diner with skylight; UPVC double glazed windows to the rear and front aspects. Range of base units with worktops. Ceramic double sink. Space for cooker with extractor over. Plumbing for dishwasher. Space for fridge freezer. Wood-burning stove. Flagged floor. 2 radiators. Access to rear hall.

Hall

Hall with external stable door and UPVC double glazed window to the rear aspect. Flagged floor. Access to utility room and stairs with rush matting rising to first floor.

Utility 6'9" x 7'1" (2.05m x 2.17m)



Useful utility space. Plumbing for washing machine. Space for coats and muddy boots. Fitted shelves. Flagged floor. Radiator. Access to shower room and gated stairs down to bedroom 1.

Shower Room

Ground floor shower room with UPVC double glazed window to the front aspect. Shower

cubicle. Wash hand basin. High level flush WC. Flagged floor. Heated towel rail.

Bedroom 1 16'11" x 8'10" (5.15m x 2.68m)



Lower level double bedroom with external door to the front aspect and timber framed double glazed window to the rear aspect. Cupboard housing gas central heating boiler. Tiled flooring. Underfloor heating.

Landing

First floor half-landing. Rush matting. Access to bedroom 2. Stairs to second floor.

Bedroom 2 16'8" x 9'4" (5.07m x 2.84m)



Good-sized double bedroom with skylight and UPVC double glazed window to the front aspect. Beams. Rush matting. Radiator.

Landing

Small landing. Rush matting. Access to bathroom.

Bathroom 12'1" x 7'11" (3.68m x 2.42m)



Stylish house bathroom with skylight. Beam. Bathtub. Pedestal mounted wash hand basin. WC. Exposed floorboards. Radiator. Access to bedroom 3.

Bedroom 3 12'1" x 8'5" (3.68m x 2.56m)



Twin bedroom with skylight. Beams. Exposed floorboards. Radiator.

Patio



Patio seating area to side aspect with views across The Square.

Jasmine Cottage

Kitchen/Lounge 16'5" x 9'9" (5.01m x 2.97m)



Modern fitted kitchen area with external door and timber framed double glazed window to the front aspect. Range of wall and base mounted units with worktops and breakfast bar. Stainless steel sink and drainer. Integral oven with hob and extractor over. Space for fridge freezer. Access to shower room. The lounge area has a timber framed double glazed window to the rear aspect. Stairs rising to the first floor bedroom. Laminate flooring. Underfloor heating.

Kitchen



Lounge



Shower Room



Ground floor shower room with timber framed double glazed window to the front aspect. Shower cubicle. Wash hand basin. WC. Extractor. Tiled floor. Underfloor heating.

Bedroom 16'5" x 9'9" (5.01m x 2.97m)



Open plan double bedroom with 2 skylights. Beams. Cupboard housing gas central heating boiler. Floorboards. Radiator.

EPC - Inglefalls Cottage

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

EPC - Jasmine Cottage

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	73 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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.

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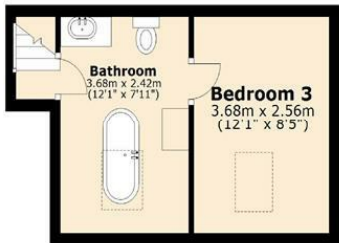
FLOOR PLANS

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

Ground Floor



First Floor



Second Floor

Area Map

