



The Bay Horse, Kirkby Lonsdale Road, Arkholme, LA6 1AS

Price Guide £695,000

Subject to recent significant investment, the iconic and historic Bay Horse @ Arkholme will appeal to buyers seeking a lifestyle business or investment, combining holiday let apartments with a fine dining restaurant.

Currently comprising 3 stunning holiday let apartments - with a fourth nearing completion - planning permission and listed buildings consent has been granted for a further 3 holiday lets to be constructed on site.

Along with the fully refurbished bar, restaurant (32 covers) and catering kitchen, there's a good-sized pub garden and carpark for 14 vehicles.

This freehold investment opportunity is available with no chain.

The Bay Horse @ Arkholme



In brief, the ground floor accommodation comprises: 1 bedroom holiday let apartment (conversion in progress); main bar and restaurant; 2 further restaurant areas; customer cloakroom; beer cellar; store room and large catering kitchen.

The first floor holiday let apartments are accessed to the rear, via a raised terrace area, and comprise a large 1 double bedroom apartment with kitchen, dining area and en-suite; a further 1 double bedroom apartment with kitchen area (conversion in progress) and en-suite, and a spacious 2 double en-suite bedroom apartment with generous living room and kitchen/diner.

Outside, the customer carpark provides parking for around 14 vehicles, with access to the raised terrace area serving the first floor apartments and a generous pub garden with seating booths. Steps lead down to rear access to the restaurant and kitchen. To the rear, fronting to the Kirkby Lonsdale road, is a further plot, with planning permission for a 1 bedroom holiday apartment. To the right, as entering the carpark, is a plot with planning permission for 2, 1 bedroom holiday apartments - as an extension to the existing building.

Location



Arkholme is a small village located around 8 miles from the thriving market town of Kirkby Lonsdale, situated in the beautiful rolling countryside of the Lune Valley, with views to the Yorkshire Dales. The village has a primary school and is in the catchment for excellent secondary education options at QES, Kirkby Lonsdale.

This is a great base for holidays with easy access to both the Yorkshire Dales and Lake District National Parks, along with the Forest of Bowland Area of Outstanding Natural Beauty and Morecambe Bay.

Kirkby Lonsdale is a popular town with a good range of independent shops, pubs, bars and restaurants, plus a Booths supermarket. There are lovely walks along the river taking in Devil's Bridge, the Radical Steps and Ruskin's View.

Property Information

Freehold property. The seller advises TOGC does not apply, with no VAT to pay on the transaction. Rural Rates Relief applies to the restaurant and the apartment is currently Council Tax Band A. Mains water and electricity. Gas central heating. Underfloor heating to ground floor. Shared Klargestor Reed Bed Sewage Treatment Plant. B4RN ultrafast fibre broadband.

Planning Permission

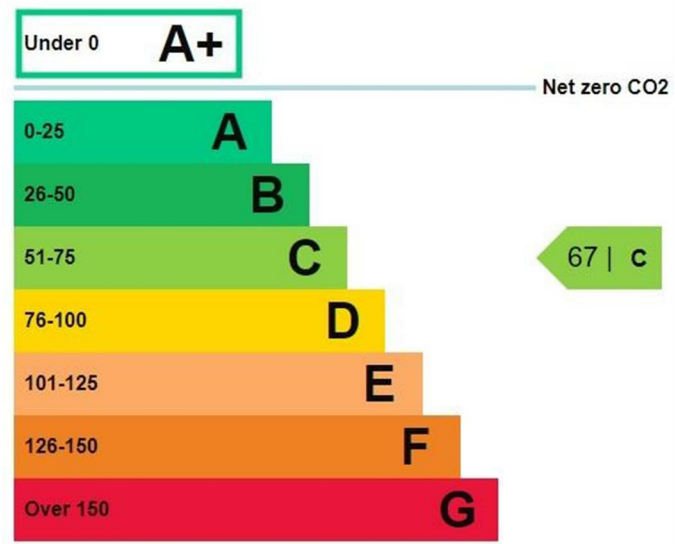


The conversion has been subject to planning permission and listed buildings consent with great care and attention to detail paid in preserving the historic features of this fine building. Works have included replacement windows with quality timber framed single glazed sashes, where specified under the listed buildings consent. Upon completion of the current works, the property will comprise 4 holiday letting apartments. Planning permission has been granted for the addition of 3 further apartments, should the next owner wish to progress this. Plan copies are available upon request.

Please note that the proposed sale relates to a transfer in part on Title Number: LAN155740.

EPC

This property’s current energy rating is C.



Rated 67 C.

Hall

Hall providing access to apartments via the rear raised patio terrace. This space is currently being divided to create separate access and a kitchen for bedroom 2.

Bedroom 1 18'10" x 12'6" (5.74m x 3.81m)



Superbly appointed and spacious double bedroom with timber framed single glazed sash window to the front aspect. Fitted wardrobe. Exposed stonework and feature fireplace. Dining area. Carpet. 2 radiators.

En-suite



Bedroom 1 en-suite with bath, separate shower, wash hand basin and WC. Extractor. Heated towel rail. Oak flooring.

Kitchen 6'8" x 8'7" (2.02m x 2.61m)



Well-appointed kitchen with timber framed single glazed sash window to the front aspect. Range of quality wall and base mounted units with complimentary worktops. Sink and drainer. Boiling water tap. Cooker and induction hob. Microwave. Dishwasher. Fridge. Oak flooring.

Bedroom 2 12'2" x 12'6" (3.72m x 3.81m)



Another generous double bedroom with timber framed single glazed sash window to the front aspect. Range of quality built-in furniture. Carpet. Radiator.

En-suite



Bedroom 2 en-suite with shower, wash hand basin and WC. Extractor. Heated towel rail. Oak flooring.

Hall



2 bedroom apartment hallway with access to the rear raised patio terrace.

Bedroom 3 12'2" x 9'5" (3.72m x 2.87m)



Good-sized double bedroom with timber

framed single glazed sash window to the front aspect. Large wardrobe. Carpet. Radiator.

En-suite



Bedroom 3 en-suite with shower, wash hand basin and WC. Extractor. Heated towel rail. Oak flooring.

Bedroom 4 10'10" x 12'8" (3.30m x 3.86m)



Generous double bedroom with timber framed double glazed sash window to the side aspect. Alcove wardrobe. Exposed stonework and beams. Carpet. Radiator.

En-suite



Bedroom 4 en-suite with timber framed double glazed window to the side aspect. Bath, separate shower, wash hand basin and WC. Extractor. Heated towel rail. Oak flooring.

Living Room 16'4" x 14'2" (4.99m x 4.33m)



Superb spacious living room with timber framed single glazed sash windows to the front and side aspects. Fireplace housing log burning stove. Carpet. Radiator.

Kitchen/Diner 9'9" x 13'11" (2.97m x 4.25m)



Fantastic kitchen/diner with timber framed single glazed sash window to the side aspect. Feature fireplace with exposed stonework. Exposed beams. Range of quality wall and base mounted units with complimentary worktops. Sink and drainer. Boiling water tap. Cooker and induction hob. Microwave. Dishwasher. Fridge freezer. Space for 4-seater table. Oak flooring.

Bar/Restaurant



Main restaurant and bar with door to front aspect, 2 timber framed sash windows to the front aspect and metal framed, leaded light window to the side aspect. Feature fireplace housing log burning stove. Bar. Flagstone and carpet flooring.

Prep Area



Useful prep/storage area to rear of bar with internal window to snug.

Restaurant 15'10" x 9'2" (4.82m x 2.79m)



Additional restaurant area with timber framed double glazed door to the front aspect. Flagstone flooring.

Snug 10'0" x 14'6" (3.04m x 4.42m)



Snug with timber framed single glazed sash window to the side aspect. Exposed stonework and fireplace. Carpet.

Cloakroom



Customer cloakroom with wash hand basin and WC. Storage cupboard.

Beer Cellar 8'2" x 8'2" (2.48m x 2.50m)

Beer cellar to rear of bar area.

Catering Kitchen 10'2" x 19'7" (3.10m x 5.96m)



Large catering kitchen with UPVC door to the rear aspect. Resin flooring.

Store

Useful ground floor store room.

Holiday Let Apartment



Currently undergoing conversion to create a 1 bedroom holiday let apartment with living area and kitchen. 2 timber framed doubled glazed doors and windows to the front aspect.

Outside



Customer seating area to front aspect. Patio seating area to front aspect of ground floor holiday apartment. Carpark to side, Garden to rear. Raised patio terrace to rear of first floor holiday lets with space for hot tub. 2 plots with planning permission.

Garden



Large pub garden with astro-turf and table seating, plus customer seating booths.

Carpark



Parking for 14 cars.

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

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FISHER HOPPER

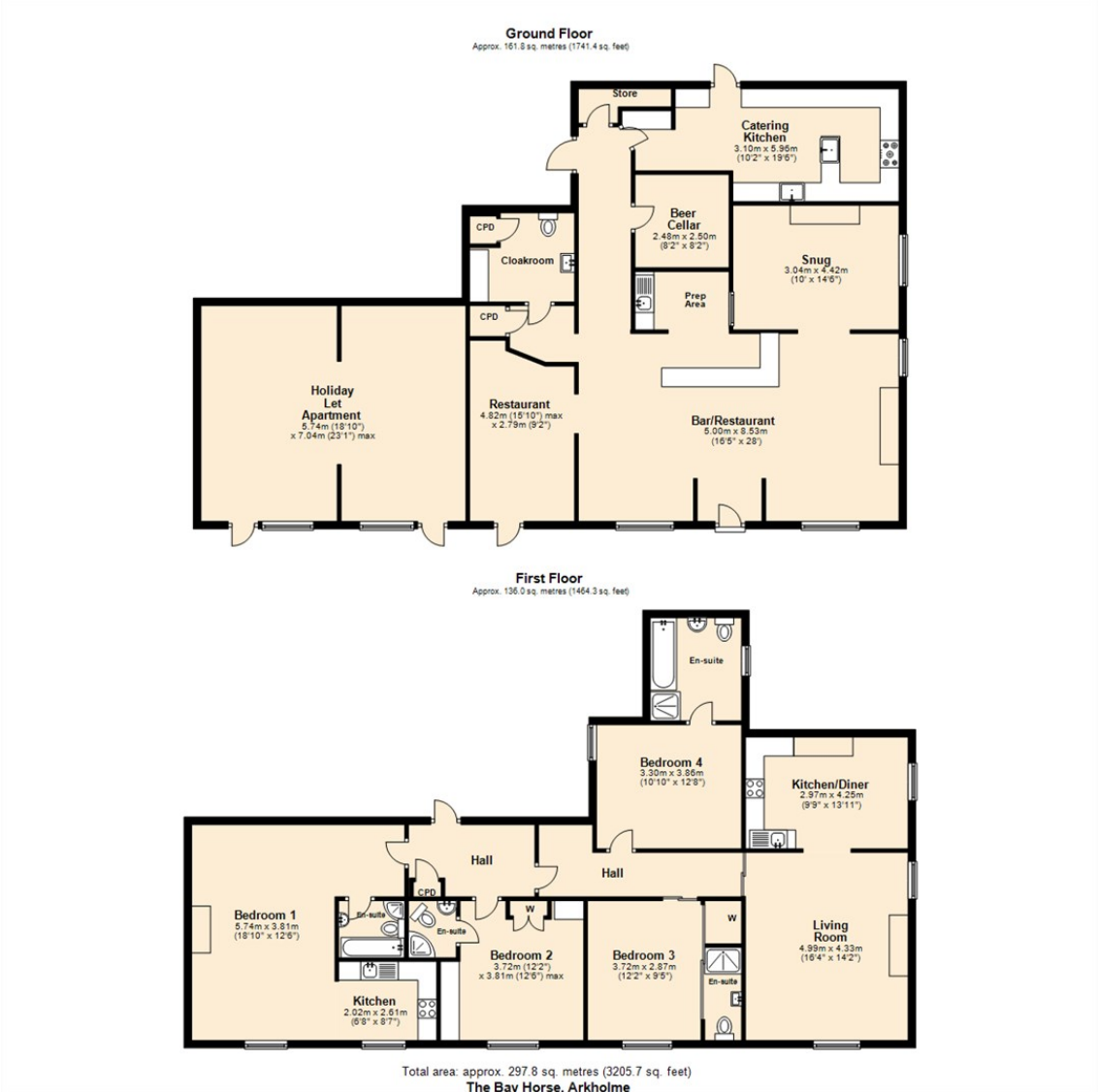
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FLOOR PLANS

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

Floor Plan



Area Map

