



## **Bank Top Restaurant & Curlew Cottage, Main Street, Ingleton, LA6 3HQ**

**Price Guide £495,000**

A rare opportunity for buyers seeking a lifestyle business or rental investment in a key tourist destination on the western edge of the Yorkshire Dales.

Comprising a fully refurbished contemporary restaurant, catering for 34 covers, and a trading 4 bedroom holiday let, the Ingleton location is popular with holiday makers, being a gateway to the National Park and within easy reach of the Lake District. Attracting hikers, cyclists and cavers, there is year round trade, along with a good local customer base too.

Available on a turnkey basis and with no chain, viewing is recommended in order to appreciate the potential here.

## Bank Top Café and Restaurant



Fully refurbished to a high standard in 2021, and now trading on Friday and Saturday nights - with scope for extended opening - Bank Top Café and Restaurant comprises: spacious and stylish restaurant currently catering for 34 covers; good-sized catering kitchen; vestibule; large first floor store room and 2 customer cloakrooms accessed externally at the rear.

The refurbishment included a full rewire; new windows and doors; security cameras; alarm; sound system; lighting; new ceiling and flooring.

Kitchen and restaurant fixtures and fitting are available, subject to negotiation, and include: tables; chairs; wine chiller; under-counter freezer with worktops; under-counter fridge with worktops; catering dishwasher; electric 6 ring hob and Rational iCombi Pro electric oven.

Outside, the property has a small courtyard seating area to the rear and 1 parking space. The property is end-terrace.

## Curlew Cottage



A charming and spacious Grade II listed, 4 bedroom character cottage, which has operated as a successful holiday let through Sykes for a number of years. The cottage has plenty of period charm with beams, exposed stonework and panel doors.

The ground floor accommodation comprises: sitting room; large kitchen/diner; store; living room with feature fireplace housing log-burning stove; inner hallway and ground floor shower room.

On the first floor, the landing provides access to the 4 bedrooms and house bathroom. The bedrooms are currently set up as 2 singles, a twin and a double.

Furniture, fixtures and fittings are available, subject to negotiation, for the ongoing operation of the holiday let business.

Outside, Curlew Cottage has a pleasant garden to the rear with patio seating and a parking space. The property is mid-terrace.

### Location

Ingleton is a gateway to the stunning Yorkshire Dales National Park. This is 3 peaks country: Ingleborough can be ascended from the village. With a good range of shops, pubs, bars and places to eat, the village attracts visitors all year round and is famous for its waterfalls walk. Bank Top and Curlew Cottage are well-located for all amenities, including the open air swimming pool. The A65 provides easy links to Skipton and the Lake District - just 30 minutes to Kendal.

With the Forest of Bowland Area of Outstanding Natural Beauty and Morecambe Bay also easily reached, this is a key destination for holiday makers, with year round appeal for hikers, cyclists and cavers. Ingleton has a good primary school, with excellent secondary options at Settle College and QES, Kirkby Lonsdale.

### Property Information

Both properties are freehold.

Non-Domestic Rates 2022/23:

Bank Top Café and Restaurant: RV: £8,900 after discount: £2,220.55

Curlew Cottage: RV: £3,750 after discount: £935.62

All mains services with gas central heating. B4RN ultrafast fibre broadband.

### Restaurant



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



Fully refitted catering kitchen with composite double glazed window to the side aspect. Double stainless steel sinks with drainers. Range of appliances available, subject to negotiation. Non-slip flooring. Steps down to counter area and restaurant. Access to:

### Vestibule

Rear vestibule with external composite double glazed door to patio seating area and customer cloakrooms. Wash hand basin. Consumer unit. Non-slip flooring. Stairs to:

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



Good-sized first floor storage room with 2 Velux skylights. Vinyl flooring.

### Restaurant 33'4" x 26'2" (10.16m x 7.98m)



Superb contemporary restaurant with composite double glazed windows and external door to the front aspect, timber framed double glazed window to the side aspect and composite double glazed external door to the rear patio seating area and customer cloakrooms. Exposed stonework. Sonos speaker system. Counter. Amtico flooring. 2 radiators.

## Customer Cloakrooms



2 customer cloakrooms accessed externally to rear of property. Composite double glazed external door to patio seating area and timber framed double glazed windows to the side aspect. 2 cloakroom cubicles with wash hand basins and WCs. Vestibule. Vinyl flooring. Radiator.

## The Cottage

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



Generous kitchen/diner with composite double glazed external door to the rear cottage garden. Range of base mounted units. Stainless steel sink and drainer. Space for cooker with extractor hood over. Space for fridge freezer. Plumbing for washing machine. Space for large dining table. Tiled flooring. Radiator. Access to sitting room via period part-glazed door and to:

## Store

Useful storage cupboard with timber framed single glazed window to the rear aspect and inner window to stairs. Base mounted unit and fitted shelving.

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



Good-sized sitting room with period timber external door and timber framed single glazed window to the front aspect. Exposed stonework. Consumer unit. Carpet. Radiator. Access to:

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



Charming living room with period timber framed single glazed sash window to the front aspect. Stunning feature fireplace housing log-burning stove. Feature recess. Built-in cupboard. Period paneling to ceiling. Carpet. Radiator. Access to:

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



Inner hallway with internal window from stairs to store room. Exposed stonework and beam. Built-in cupboard. Carpet. Radiator. Stairs to first floor. Period part-glazed double doors to:

## Shower Room



Ground floor shower room with timber framed single glazed window to the rear aspect. Shower cubicle. Wash hand basin. WC. Extractor. Tiled flooring. Heated towel rail.

## Landing



Landing providing access to the 4 bedrooms and house bathroom. Alcove with shelving to stairwell. Loft inspection hatch. Carpet.

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



Lovely double bedroom with period timber framed single glazed sash window and shutters to the front aspect. Window seat. Alcove recess. Range of built-in wardrobes. Carpet. Radiator.

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



Another good-sized double bedroom - currently configured as a twin - with period timber framed single glazed sash window to the front aspect and internal high level window to the landing. Window seat. Period paneling. Carpet. Radiator.

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



Single or bunk bedroom with Velux skylight. Period paneling. Carpet. Radiator.

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



Charming single bedroom with timber framed double glazed window to the rear aspect. Window seat. Carpet. Radiator.

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



Large house bathroom with UPVC double glazed sash window to the rear aspect. Bath with shower over. Wash hand basin. WC. Cupboard housing gas central heating boiler. Vinyl flooring. Radiator.

## Outside



External customer seating area to rear of restaurant with steps up to parking, side access to Main Street and gate to:

## Garden



Charming cottage garden with patio seating area. Walled. Low-maintenance outside space for holiday guests.

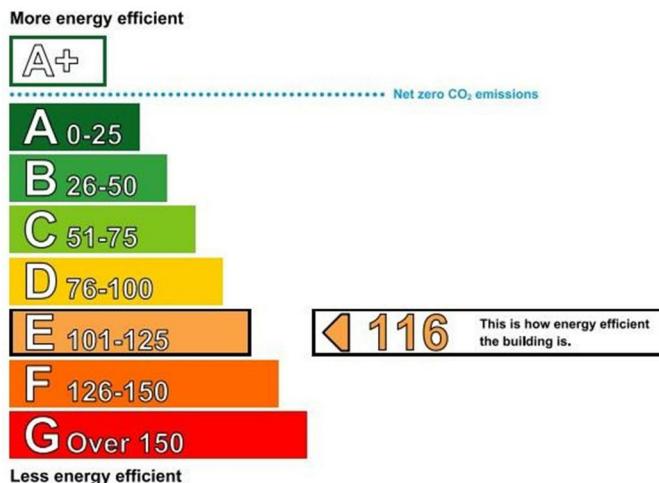
## Parking



Two block-paved parking spaces to rear with

1 currently allocated to the cottage and 1 to the restaurant.

## EPC



Commercial EPC rating for restaurant: EPAR: 116 E.

## 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.

## INTRODUCERS FEES

Fisher Hopper Ltd receives and introducers fee from Napthens Solicitors of £100.00 + VAT for all successful introductions.

## FISHER HOPPER

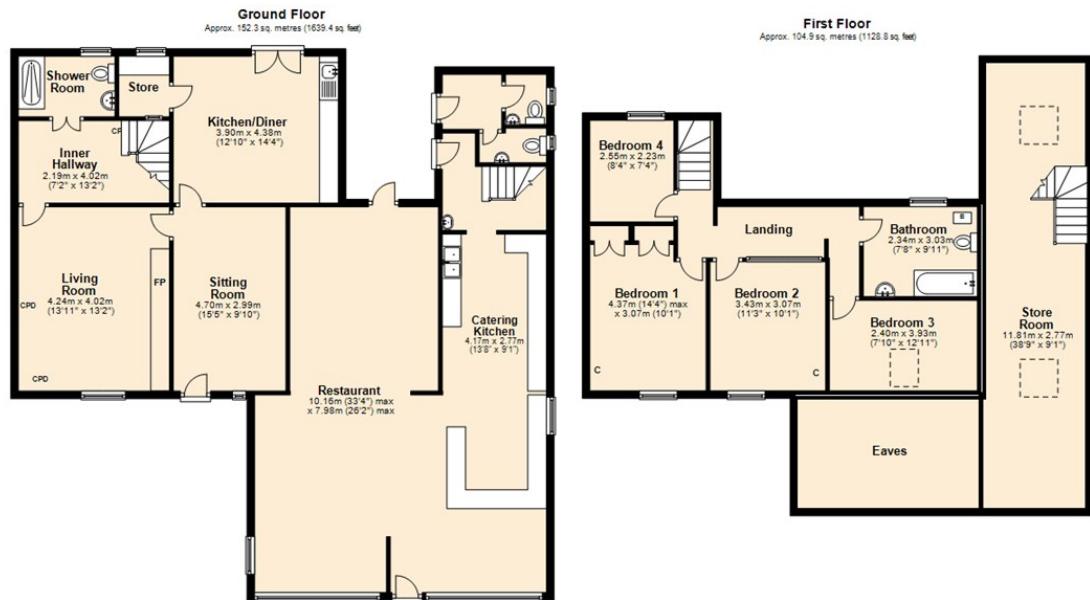
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## FLOOR PLANS

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

## Floor Plan



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

## Area Map

