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ESTATE AGENTS

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18 New Road, LA6 3HL

Price Guide £169,750

Successfully operating as an AirBnB over the last year, this well-equipped and presented holiday cottage has gained Super Host status and great reviews. Marketed on weekends only, there is now scope for new owners to build on this track record with extended availability.

18 New Road is a 2 bedroom mid-terraced cottage situated in the popular village of Ingleton, on the western edge of the stunning Yorkshire Dales National Park. The A65 provides easy access to the Lake District and the cottage is also ideally located for the Forest of Bowland and Morecambe Bay.

Furniture and contents are available, subject to offer, for the ongoing operation of this turnkey opportunity.

18 New Road

On the ground floor, a useful inner porch provides space for coats and boots and access through to a cosy living room. Off this, the stylish kitchen/diner is well-equipped for holiday makers, with access to a cellar for storage, along with a rear porch.

Stairs rise from the kitchen/diner to the first floor landing, providing access to double bedroom 1 and bunk bedroom 2, plus a contemporary shower room. Bedroom 1 has 2 good-sized storage cupboards and there's also a loft - accessed from the landing.

Outside, the rear porch provides access to a shared access way, where there is space for bins and seating.

Location

Ingleton is very much a gateway to the Yorkshire Dales and 3 Peaks Country. The spectacular limestone karst scenery is a real draw for outdoor enthusiasts. The village is the starting point for the famous waterfalls walk and Ingleborough can be ascended from the cottage. There's a good range of shops, pubs, bars and places to eat in Ingleton, along with an open air swimming pool in the summer months.

As well as the Dales, the cottage is ideally situated for great days out exploring the Lake District, Forest of Bowland and coast at Morecambe Bay. Nearby market towns include Settle and Kirkby Lonsdale - both with a Booths supermarket.

Property & Business Information

Freehold property. Council Tax Band A (potential to register for small business rates with extended availability). All mains services with gas central heating.

Trading for the last year as a holiday let through AirBnB. Super Host status achieved. Weekends only, when not being used by current owners. The cottage has not been made available during school holidays to date. 12 month period overview: Average stay duration: 2.6 nights; Number of stays: 26; Revenue for period: £5,700.

Porch

Useful inner porch with UPVC double glazed door to the front aspect. Space for coats and boots. Cupboard housing consumer unit. Tiled flooring. Part-glazed door through to:

Living Room 11'9" x 12'0" (3.57m x 3.65m)



Cosy living room with UPVC double glazed window to the front aspect. Stone flag hearth for electric flame effect fire. Timber laminate flooring. Radiator. Access to:

Kitchen/Diner 11'2" x 12'0" (3.41m x 3.67m)



Stylish and well-equipped kitchen/diner with UPVC double glazed window to the rear aspect. Range of wall and base mounted units with complimentary worktops. Butler sink. Integral cooker and microwave. Hob with extractor over. Space for fridge freezer. Plumbing for washing machine. Timber laminate flooring. Radiator. Access to rear porch. Stairs to first floor. Access to:

Cellar 7'11" x 11'10" (2.41m x 3.60m)

Useful cellar for storage. Stone steps. Light and power.

Rear Porch 2'10" x 5'9" (0.86m x 1.75m)



Handy rear porch with UPVC double glazed door and window to the rear aspect. Flagged tile flooring.

Landing



First floor landing providing access to both bedrooms and the shower room. Loft access. Laminate flooring.

Bedroom 1 12'0" x 8'11" (3.67m x 2.73m)



Good-sized double bedroom with UPVC double glazed window to the rear aspect and countryside views. 2 large storage cupboards, one of which houses the gas central heating boiler. Laminate flooring. Radiator.

Bedroom 2 11'9" x 6'2" (3.59m x 1.88m)



Good-sized bunk bedroom with UPVC double glazed window to the front aspect. Laminate flooring. Radiator.

Shower Room 9'1" x 5'6" (2.76m x 1.68m)



Contemporary shower room with UPVC double glazed window to the front aspect. Vanity unit with wash hand basin. Shower. WC. Vinyl flooring. Heated towel rail.

Outside



Shared access way serving the cottages in the row. Bin storage.

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 £30.00 (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.

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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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.

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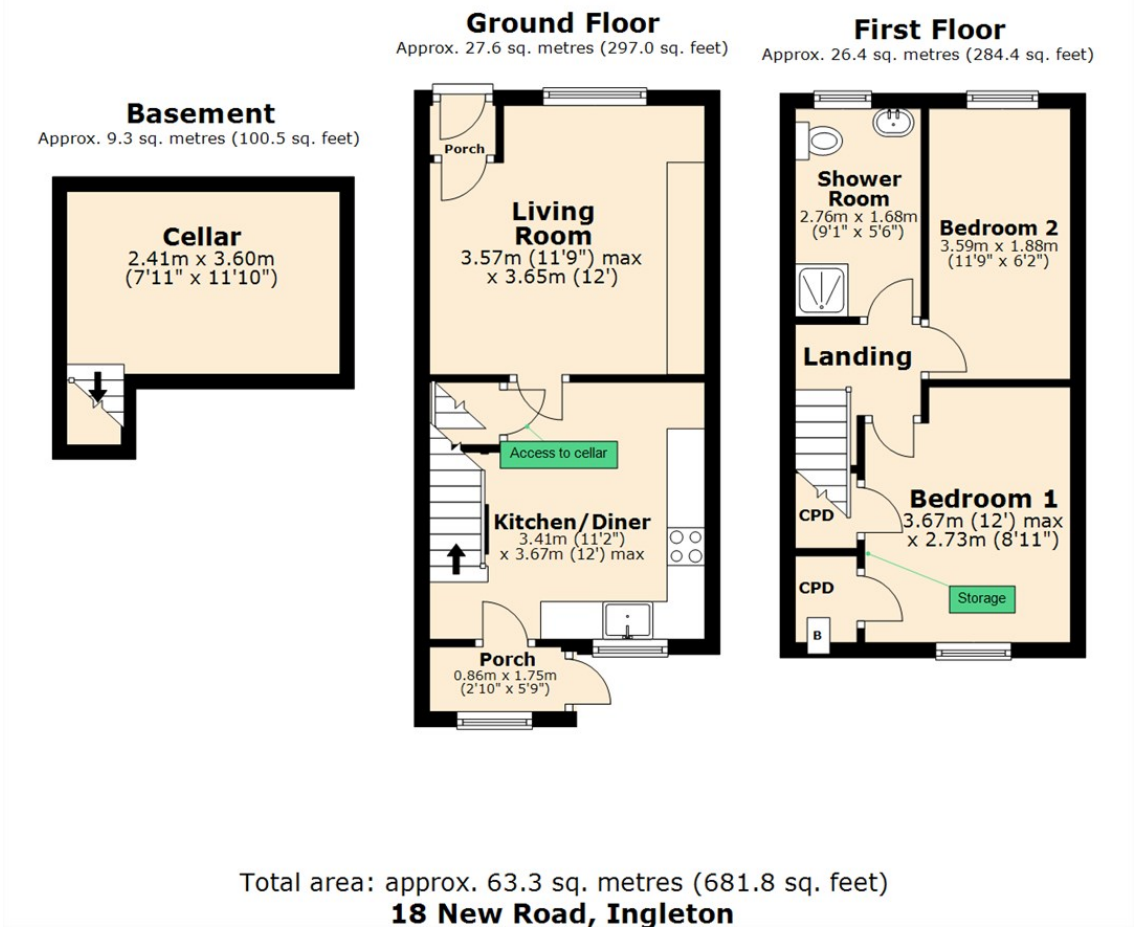
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FLOOR PLANS

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

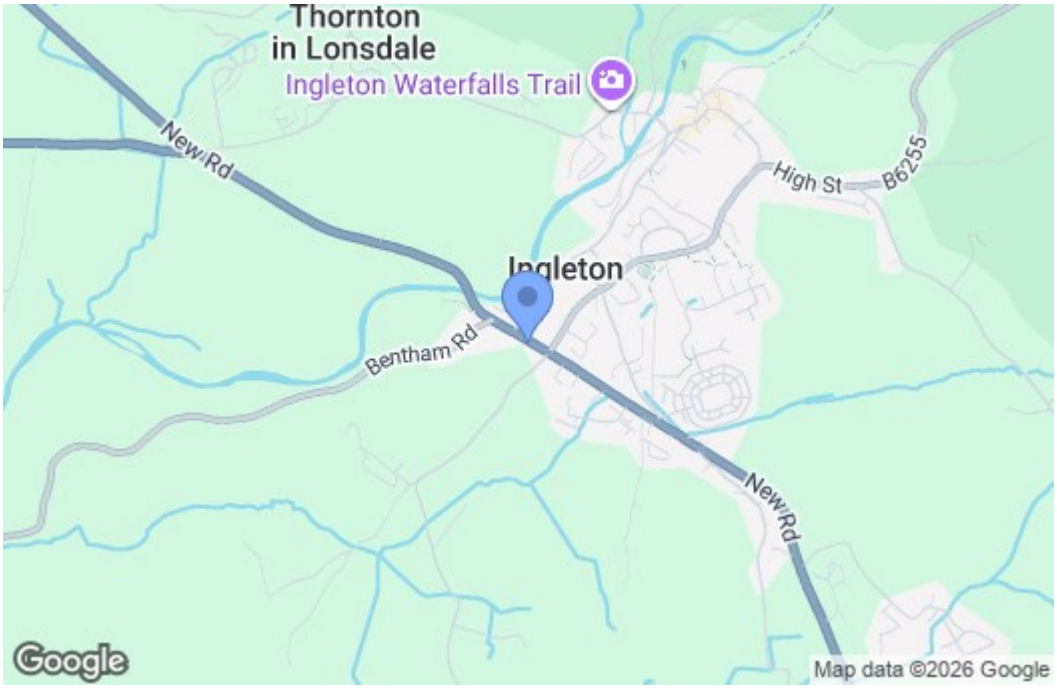
Floor Plan



Total area: approx. 63.3 sq. metres (681.8 sq. feet)

18 New Road, Ingleton

Area Map



Energy Efficiency Graph

