

The Old Police House, Cowan Bridge, LA6 2HS

Price Guide £250,000

A great opportunity for investors with this established holiday let - now available on a turnkey basis. With a tried and tested formula for generating direct and repeat booking, providing a gross yield in excess of 9%. The business has its own website and over 1500 social media followers.

Formerly the village police house, this well-presented 3 bedroom mid-terrace period cottage is conveniently located between Ingleton and the popular market town of Kirkby Lonsdale: the perfect base for days out in the Lake District, Yorkshire Dales and Forest of Bowland.

Alternatively, this is a lovely permanent home or private country bolt hole, providing characterful and comfortable accommodation over 3 floors, along with a private patio garden to the rear. Viewing is highly recommended.

The Old Police House



In brief, the ground floor accommodation comprises: entrance porch; comfortable living room with log-burning stove and generous, well-appointed kitchen/diner.

The first floor landing provides access to: double bedroom one; twin bedroom two and a stylish house bathroom - with stairs rising to the top floor and a good-sized double bedroom with views to the fells.

Outside, the property has a small garden to the front aspect and a pleasant, low-maintenance patio garden to the rear. Parking is available in the village carpark, to the rear of the shop and tearoom.

Location



Cowan Bridge is a small village in Lancashire, close to the county boundaries with Cumbria and North Yorkshire. The village has a general store with tearoom and a network of footpaths out to stunning Yorkshire Dales countryside: including the delightful Leck

Beck and Gragareth - the highest point in the county. Kirkby Lonsdale is a popular market town - approx. 4 miles away - with an excellent range of shops, bars and restaurants, along with a Booths Supermarket. Ingleton is around 5 miles away and is a gateway village to 3 Peaks country, famous for its beautiful waterfalls walk. The cottage is a great base for day trips to the Lake District, Yorkshire Dales and Forest of Bowland, with a wealth of opportunities for hiking, cycling and caving. The coast at Arnsdale and Silverdale is also easily reached. The nearest Primary school is in Leck, with excellent secondary education at QES, Kirkby Lonsdale.

Property and Business Information

Freehold property. Formerly Council Tax Band C, now registered for Small Business Rates with 100% relief. Mains water and electricity. Private shared drainage.

Trading as a holiday let since April 2021 the current owners have developed a tried and tested marketing plan which achieves 70% direct and repeat bookings. The holiday let started in April 2021 generating £26,004.88 income from April to December. Estimated total income for 2022 at £27,511.14. The business has its own website and over 1500 followers on social media.

Contents available for ongoing operation of holiday let business, subject to negotiation.

Porch

Entrance porch with UPVC double glazed external door to the front aspect and timber framed single glazed window to the side aspect. Space for coats and boots. Stone floor. Timber framed double glazed inner door providing access to:

Living Room 14'6" x 12'8" (4.42m x 3.85m)



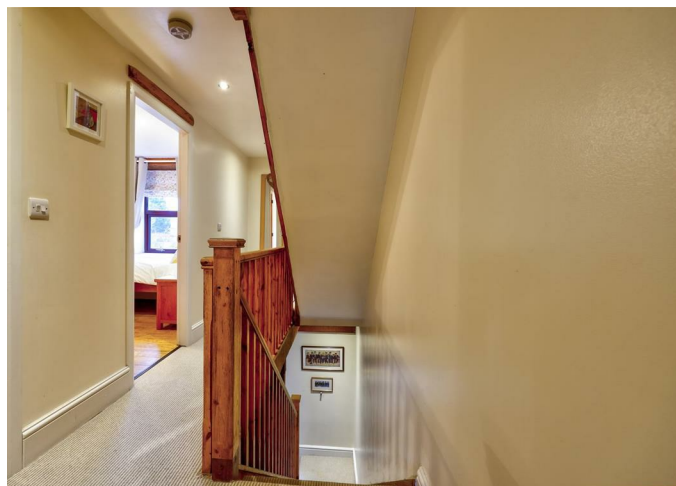
Comfortable and spacious living room with UPVC double glazed window to the front aspect. Feature fireplace with log-burning stove. Feature alcove recess. Exposed beams. Cupboard housing consumer unit. Laminate flooring. Electric panel heater. Access to:

Kitchen/Diner 14'10" x 12'8" (4.52m x 3.85m)



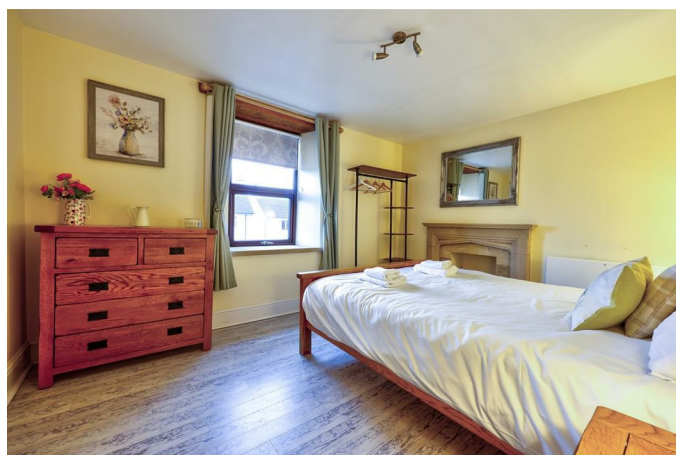
Generous kitchen/diner with UPVC double glazed window and timber framed double glazed external door to the rear aspect. Range of base and wall mounted units with worktops. Stainless steel sink and drainer. Rangemaster double oven and hob. Integrated slim line dishwasher. Integral fridge and freezer. Washing machine. Exposed stonework and beams. Tiled flooring. Electric underfloor heating. Carpeted stairs rising to:

Landing



First floor landing with built-in double airing cupboard housing hot water cylinder. Carpet. Carpeted stairs rising to top floor. Access to 2 bedrooms and the house bathroom.

Bedroom 1 10'2" x 12'10" (3.11m x 3.90m)



Good-sized double bedroom with UPVC double glazed window to the front aspect. Feature stone fireplace. Laminate flooring. Electric panel heater.

Bedroom 2 10'9" x 7'0" (3.28m x 2.14m)



Single or twin bedroom with UPVC double glazed window to the rear aspect. Laminate flooring. Electric panel heater.

Bathroom 8'2" x 7'7" (2.49m x 2.31m)



Stylish house bathroom with roll top bath, separate corner shower cubicle, wash hand basin and WC. Extractor. Tiled flooring. Electric underfloor heating.

Bedroom 3 17'5" x 12'11" (5.32m x 3.93m)



Superb loft bedroom with UPVC double glazed window to the rear aspect and views. Velux skylight. Eaves storage to the front and rear aspects. Restricted headroom to eaves. Carpet. Electric panel heater.

Outside



Small walled front garden. Private low maintenance patio garden to the rear with raised seating area. Wall to rear, with fencing to the sides. External store. Gate providing access via rear of adjacent property.

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

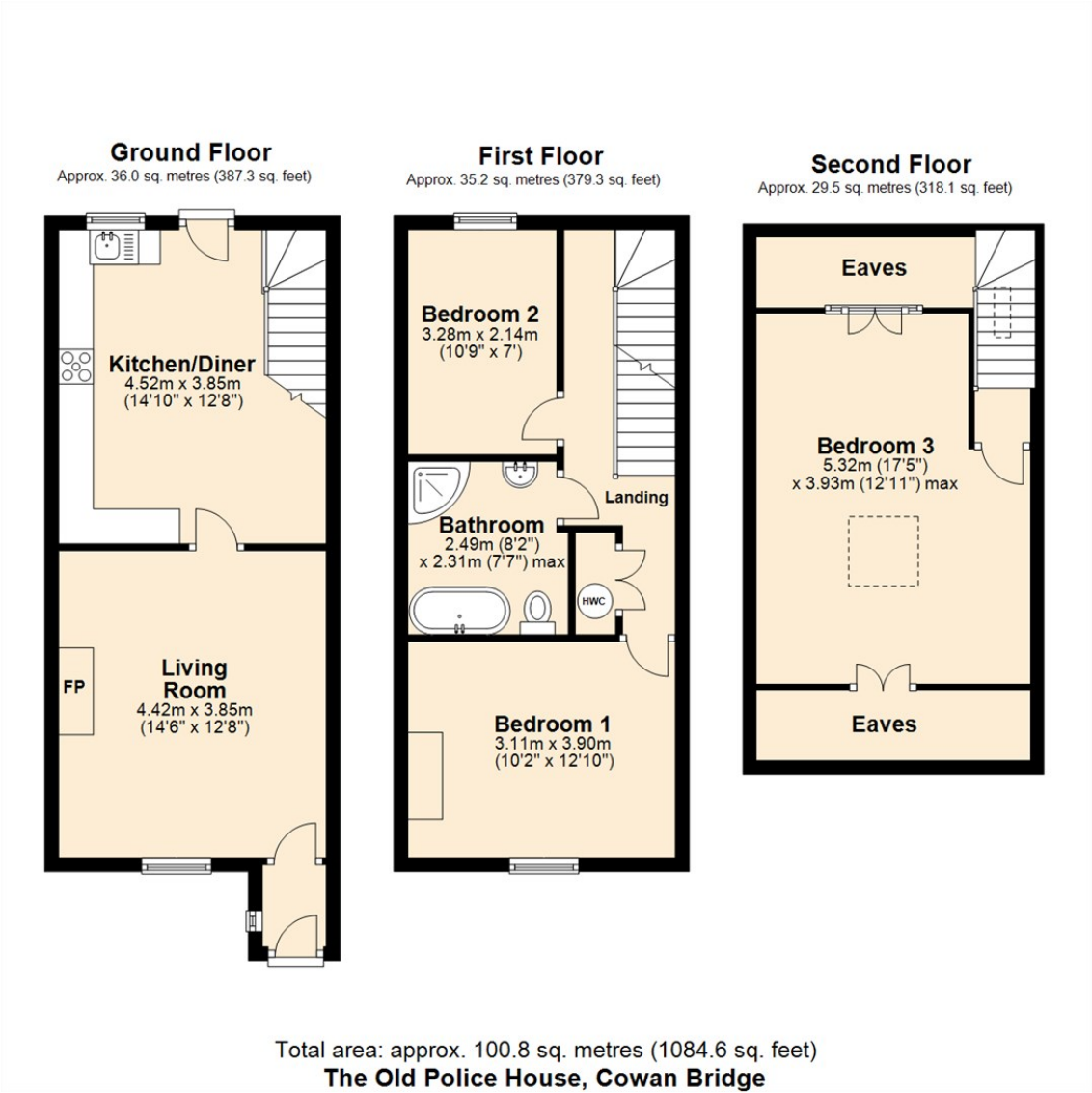
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FLOOR PLANS

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

Floor Plan



Area Map



Energy Efficiency Graph

