FISHER HOPPER
ESTATE AGENTS

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Albion House 6 High Street, LA6 3EB

Offers Over £245,000

A superb lifestyle investment opportunity, situated in the heart of a popular tourist and holiday destination.

Albion House is an immaculately presented mid-terrace period property comprising a ground floor commercial restaurant and kitchen, with a spacious two-bedroom apartment above.

Ingleton serves as a gateway to the breathtaking Yorkshire Dales National Park, renowned for its spectacular waterfalls walk and as a starting point for ascents of Ingleborough—one of the famous Three Peaks. With convenient access to the Lake District, Forest of Bowland, and Morecambe Bay, the village is perfectly placed for visitors seeking scenic day trips.

Ideal for buyers looking for a lifestyle business with on-site accommodation, the property also presents clear potential for investors, being offered as a freehold with no onward chain.

Albion House

Albion House is a freehold restaurant with owners accommodation, centrally located, this attractive period property has A3 business usage to the ground floor restaurant with catering kitchen, customer cloakrooms and superb wine cellar to the basement.

Accessed from the rear of the restaurant, the residential apartment is ideal accommodation for the business owner or manager and comprises: landing, kitchen/diner and living room on the first floor, with 2 bedrooms and a shower room on the second.

Outside and to the rear, Albion House benefits from a good-sized and low maintenance yard providing additional customer spaces with 2 useful outbuildings. The larger of these has light and power and, subject to the necessary consents, could be adapted to provide an outside bar area, if required.

Ingleton Location

Ingleton is a vibrant village with a strong community and a good selection of bars, pubs, and shops. It is renowned for the spectacular Waterfalls Walk, with Ingleborough—one of the Yorkshire Dales' Three Peaks—dominating the landscape.

The village offers a good primary school and falls within the catchment areas for Settle College and Queen Elizabeth School, Kirkby Lonsdale. Local amenities include an open-air swimming pool and an ASDA supermarket with a petrol forecourt on the nearby A65.

Train services are available from Bentham and Clapham stations on the Leeds–Lancaster line. Lancaster and the M6 motorway are about a 30-minute drive away. Popular nearby market towns include Kirkby Lonsdale and Settle. The A65 provides good road links to Kendal and Skipton. Ingleton's location also makes it ideal for day trips to the Lake District, Forest of Bowland, and Morecambe Bay.

Property Information

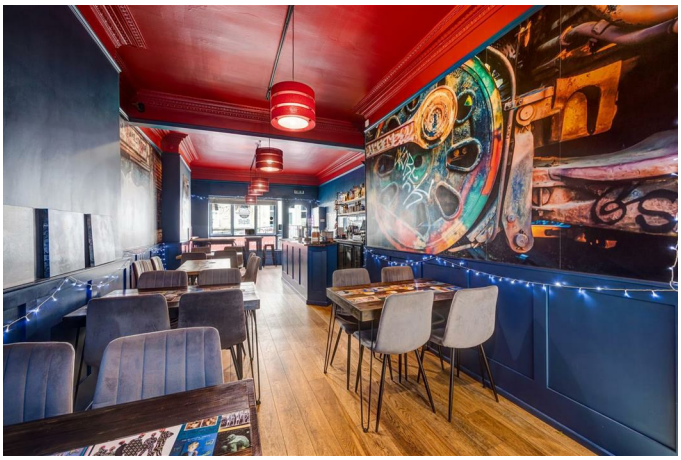
Tenure: Freehold Property
Small Business Rates: Currently with 100% relief
Accommodation: Council Tax Band B
EPC Rating: D
Services: All mains supplies with gas central heating.
Internet Connection: B4RN fibre optic broadband.
Rights of Way: The adjacent property has a right of access across the rear yard and 6 Main Street has a right of access via the rear of The Old Post Office.

Ground Floor

Bar and Restaurant 13'7" x 13'7" (4.13m x 4.15m)

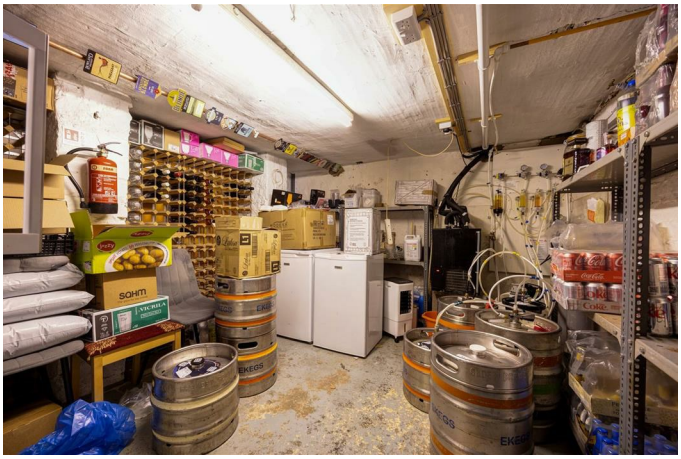
Timber external door and timber framed single glazed box window to Main Street. Storage cupboard housing consumer unit. Bar. Feature architrave and lighting. Timber flooring. Radiator.

Restaurant 15'7" x 13'9" (4.74m x 4.19m)



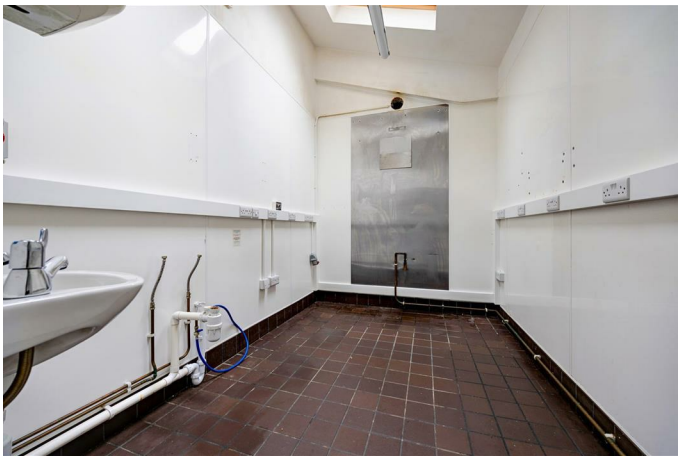
Feature architrave and lighting. Timber flooring. Radiator. Access to cellar, apartment, catering kitchen and rear hall.

Cellar 13'1" x 10'5" (3.98m x 3.18m)



Useful cellar with wine racks and shelving. Light and power. Plumbing for washing machine. Stone floor.

Catering Kitchen 10'10" x 7'5" (3.30m x 2.25m)



Catering kitchen with 2 skylights and swing door to restaurant. Space for extraction hood. Stainless steel sink. Wash hand basin. Space and plumbing for dishwasher. Tiled floor.

Hall

Rear hall with UPVC double glazed external door to the rear yard. Built-in storage cupboard. Tiled floor. Access to 2 customer cloakrooms.

Customer WC

Customer cloakroom with skylight. WC and wash hand basin. Tiled floor. Radiator.

Customer WC

Customer cloakroom with timber framed double glazed window to the rear aspect. WC and wash hand basin. Timber floor. Radiator.

First Floor

Landing

Accessed via a door and stairs from the rear of the restaurant. Built-in cupboard housing consumer unit to foot of stairs. Carpet. Radiator. Access to kitchen/diner and living room with carpeted stairs rising to the second floor.

Kitchen/Diner 16'1" x 10'4" (4.89m x 3.15m)

Generous kitchen/diner with UPVC double glazed window to the rear aspect. Kitchen area with range of wall and base mounted units. Sink with drainer. Gas hob with extractor over. Electric oven. Gas central heating boiler. Tiled flooring. Dining area with feature fireplace and further built-in units. Space for fridge freezer. Timber flooring. Radiator.

Living Room 15'8" x 13'9" (4.78m x 4.20m)

Good-sized living room with UPVC double glazed window to the front aspect. Feature fireplace housing multi-fuel stove. Period architrave and ceiling rose. Carpet. Radiator.

Second Floor

Landing

Landing with built-in storage cupboard. Timber flooring. Access to both bedrooms and shower room.

Bedroom 1 10'8" x 13'1" (3.24m x 3.99m)

Good-sized double bedroom with dormer and UPVC double glazed window to the front aspect. Large built-in cupboard. Timber flooring. Radiator.

Shower Room

Modern shower room with suite comprising: shower; wash hand basin, built-in units and WC. Extractor. Tiled floor. Heated towel rail. Underfloor heating.

Bedroom 2 8'6" x 9'11" (2.59m x 3.02m)

Smaller double or ideal single bedroom with dormer and UPVC double glazed window to the rear aspect. Large built-in storage cupboard. Timber flooring. Radiator.

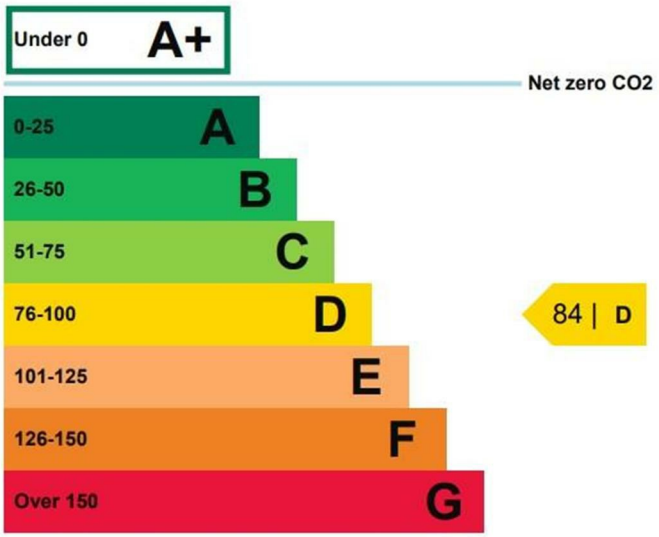
Outside

Good-sized paved low maintenance rear yard. Raised decking area. External tap. Space for bin storage.

Outbuildings

Outbuilding comprising 2 stores, the larger of which (5.91m x 3.55m) has light and power.

EPC



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, an Onboarding Fee of £25.00 (inc. VAT) 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.

You can pay this fee securely online at:
https://shorturl.at/zAqJj

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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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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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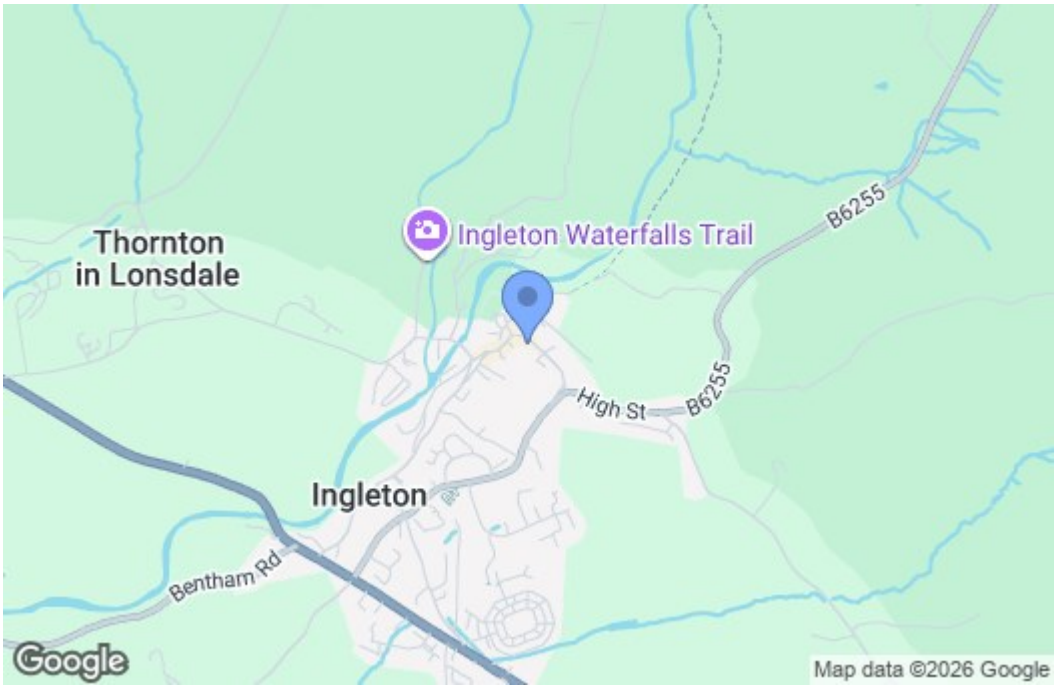
FLOOR PLANS

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

Floor Plan

Total area: approx. 145.1 sq. metres (1561.8 sq. feet)
Albion House, Ingleton

Area Map



Energy Efficiency Graph