



3 Bleamoor Cottages, Chapel-le-Dale, LA6 3AT Offers In The Region Of £250,000

Exciting renovation project in a stunningly beautiful location. 3 Bleamoor Cottages is a former railway worker's home situated on the main hiking path up Whernside, in the Yorkshire Dales. Adjacent to the famous Settle to Carlisle railway line above Ribbleshead, the property presents an interesting investment, with a range of potential commercial opportunities apparent: private holiday home; unique AirBnB style experience; bunkhouse or refreshment stop on the Yorkshire 3 Peaks Challenge route. Plans will be subject to the necessary consents - this is in the heart of the National Park - but for the right buyer with vision, there is great potential here.

Viewings

Due to the unusual nature of the location, interested parties are advised that it is a 20 minute walk from the parking at Ribbleshead Viaduct to reach this property. There is no vehicular access for viewings.

3 Bleamoor Cottages



In brief, the ground floor accommodation comprises: store room (external access); kitchen; pantry; living room and hall.

On the first floor, a landing provides access to 3 double bedrooms, with a bathroom off bedroom one.

Outside, the property sits in a good-sized plot.

Location



Located along the main hiking ascent route of Whernside - one of the Yorkshire 3 Peaks. It is estimated that over 200,000 people attempt the 3 Peaks Challenge each year, with many others tackling Whernside in isolation: a high footfall passing the cottage every year. Adjacent to the Settle to Carlisle

railway line and just up from the spectacular Ribbleshead Viaduct, the area is also a magnet for train buffs and photographers. The limestone karst scenery and extensive moorland is a draw for outdoor enthusiasts, seeking unique hiking, cycling and caving adventures. The property is approx. 12 miles from the town of Hawes and 7 miles to Ingleton.

Current vehicular licence at an annual licence fee of £125 P.A. The agents for the landowners have expressed that they would not be averse to entering into such an arrangement with any potential purchaser, but this is strictly subject to the purchaser negotiating their own licence direct with said agents. The latter part of this route is only suitable for 4x4 vehicles and quads.

Property Information



Freehold property. Current Council Tax Band status unknown. There are no mains services available. When the property was last inhabited, the following arrangements were in place: electricity generation via a windmill and generator; Calor Gas cylinders for cooking; multi-fuel stove for heat; septic tank drainage (now disconnected) and water was transported via a trailer.

Ground Floor



Kitchen 9'0" x 13'7" (2.74m x 4.13m)



Range of wall and base mounted units.
Window to front, door to:

Pantry 3'11" x 6'2" (1.20m x 1.88m)

Blocked window to side. Shelf.

Store

Externally accessed storeroom.

Living Room 13'5" x 16'10" (4.10m x 5.14m)



Window to side, window to rear, fireplace,
storage cupboard, door to:

Hall

Window to side, stairs, external door.

First Floor



Landing

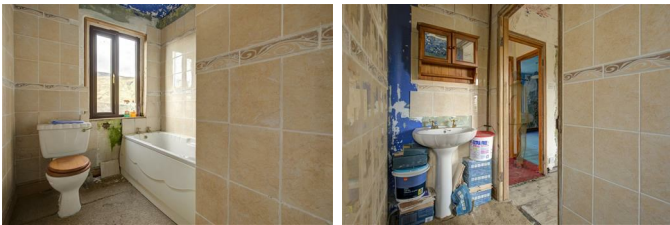
Window to side. Access to the 3 bedrooms.

Bedroom 1 10'5" x 13'7" (3.17m x 4.13m)



Double bedroom, window to rear, door to:

Bathroom 10'5" x 6'2" (3.17m x 1.88m)



Bath, WC and wash hand basin. Window to rear.

Bedroom 2 12'1" x 10'0" (3.69m x 3.06m)



Double bedroom, window to front.

Bedroom 3 9'0" x 9'9" (2.75m x 2.97m)



Smaller double bedroom, window to front.

Outside



Good-sized plot with fencing to railway perimeter. Low dry stone wall to part boundary. Brick-built outhouse.

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.

FISHER HOPPER

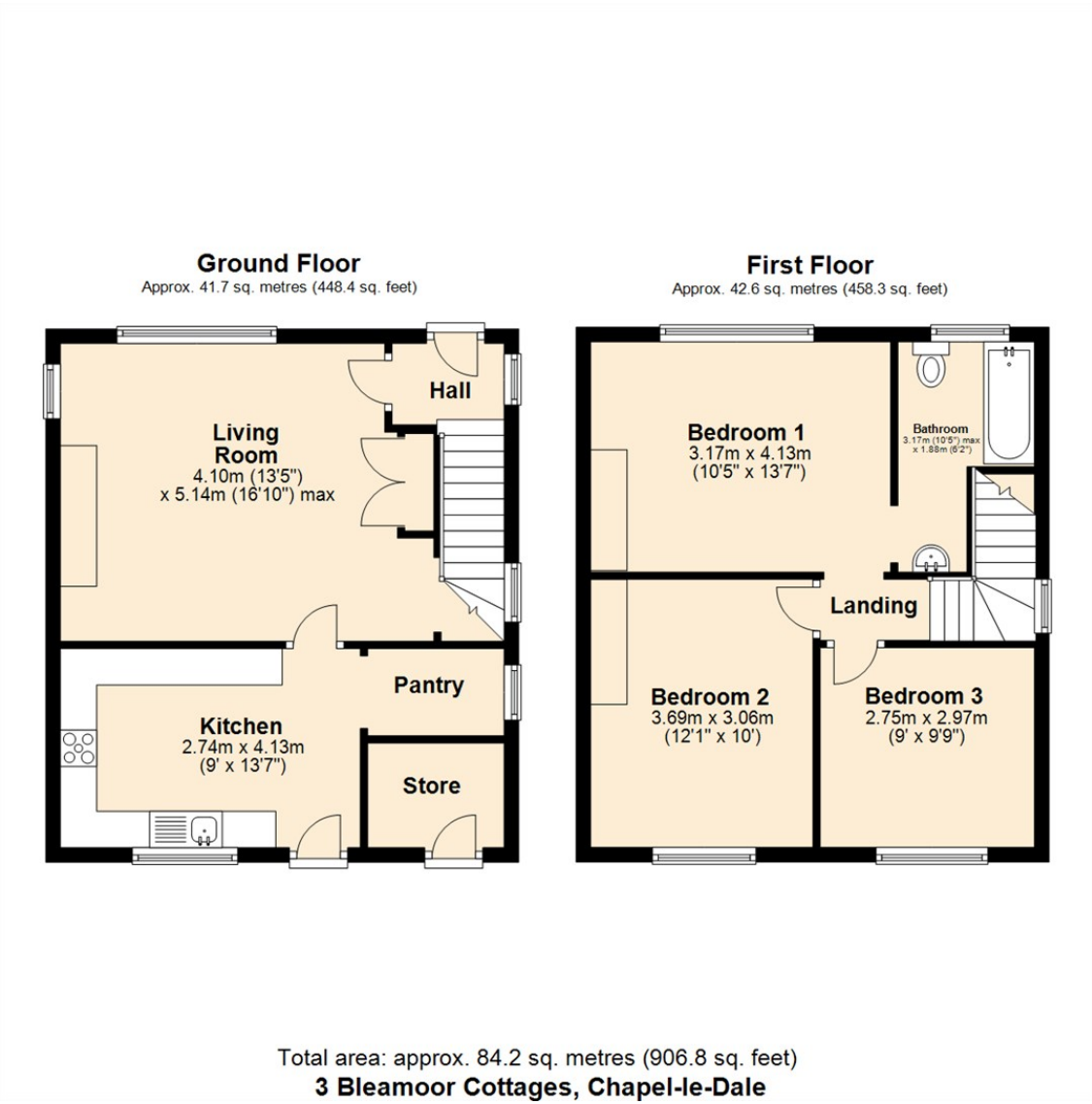
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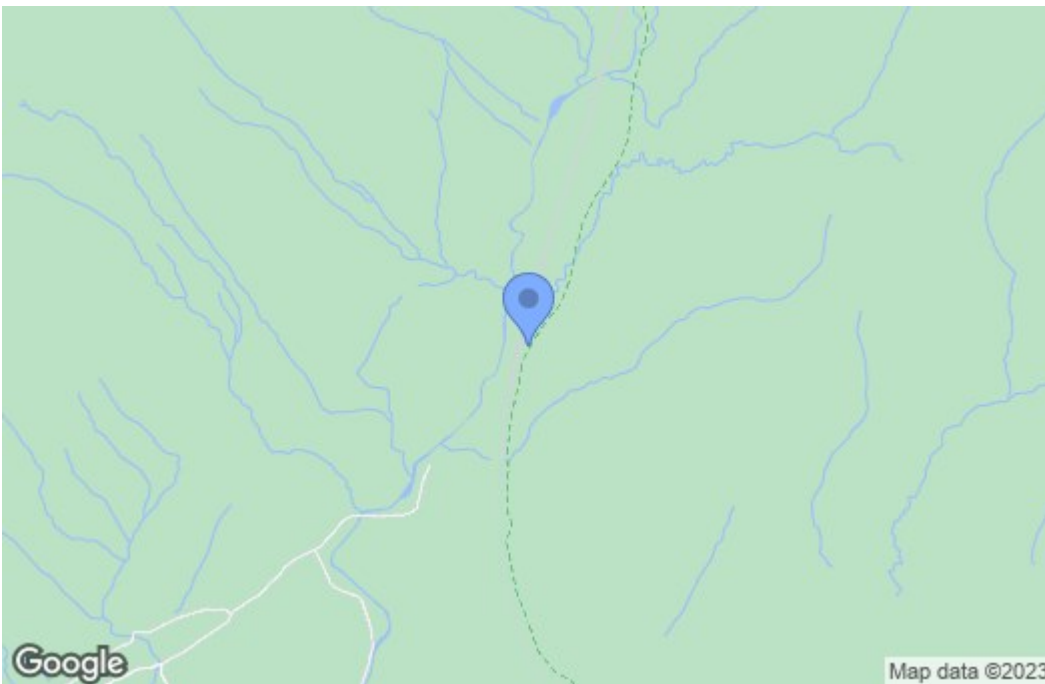
FLOOR PLANS

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

