



Dale House, Kettlewell, Skipton, BD23 5QZ

Asking Price £675,000

- NINE BEDROOM DOUBLE FRONTED PROPERTY
- POTENTIAL AS A SOLE RESIDENCE
- GROUND FLOOR BEDROOM WITH ENSUITE
- ADDITIONAL STONE OUTBUILDING
- CLOSE TO VILLAGE AMENITIES
- CURRENTLY A LUCRATIVE HOLIDAY LET
- THREE STOREY
- BEAUTIFUL DALES VILLAGE LOCATION
- ATTRACTIVE FRONTAGE WITH SMALL SEATING AREA
- VIEWING A MUST

Dale House, Kettlewell, Skipton BD23 5QZ

If you're SEEKING A LIFESTYLE CHANGE or a LUCRATIVE BUSINESS VENTURE, Dale House could be the answer. This DISTINCTIVE DOUBLE-FRONTED HOUSE, built in 1900, is situated on the approach to the STUNNING VILLAGE OF KETTLEWELL. Originally intended as a railway hotel, it now serves as a SUPERB HOLIDAY LET, BOASTING NINE BEDROOMS and a rich history as a guest house. For the past 18 years, it has delighted visitors with its CHARM AND CHARACTER.



Council Tax Band: Exempt



PROPERTY DETAILS

If you're seeking a lifestyle change or a lucrative business venture, Dale House could be the answer. This distinctive double-fronted house, built in 1900, is situated on the approach to the stunning village of Kettlewell. Originally intended as a railway hotel, it now serves as a superb holiday let popular with group stays, boasting nine bedrooms and a rich history as a guest house. For the past 18 years, it has delighted visitors with its charm and character.

Nestled in the picturesque Dales National Park, the property has potential beyond its current use. The owners have spoken with Dales National Park authorities, who have indicated a favourable stance towards converting it into a sole residence. Many parts of the house have been upgraded by the current owners, though a little more work is needed to reach its full potential.

As you step through the front door, you're greeted by an entrance vestibule that leads into a spacious hallway. To the right, the generous sitting room features an open fire and a large picture window, while to the left, the equally spacious dining room mirrors this aesthetic. The stunning kitchen offers a contemporary breakfast area with integral appliances and an original fireplace. Further down the hallway, a double bedroom with fabulous views and an en-suite shower room awaits, along with access to the cellar.

The first floor reveals a spacious landing with a useful cloakroom and walk-in store cupboard. There are a further 5 double bedrooms on this floor along with an en-suite shower room and lovely views, a further bedroom includes shower facilities within the room. The second-floor features two charming double bedrooms with sloping ceilings and dormer windows that offer extensive views. This floor also houses a bathroom, a separate shower room, and a versatile second lounge or games room, which could also serve as bedroom nine. This room features a distinctive ceiling, VELUX windows, and a dormer window.

Outside, the property includes a small wrought iron frontage and a stone outbuilding that serves as a laundry room, along with a small, enclosed seating area. Parking permits for a nearby car park can be purchased from the council.

Kettlewell is one of the Dales National Park's most sought-after villages, known for its picturesque properties and stunning walks. It offers a blend of residential charm and tourist appeal, with village shops, pubs providing food, and a primary school. The neighbouring village of Grassington provides additional amenities, while the market town of Skipton, approximately 16 miles away, offers superb commuting links to the larger business centres of North and West Yorkshire and beyond.

Whether you're looking to continue its legacy as a guest house or transform it into a private residence, Dale House offers endless possibilities in a breathtaking setting.

ADDITIONAL INFORMATION

The property has oil fired central heating and is partially glazed. Please contact the agent for further business details.



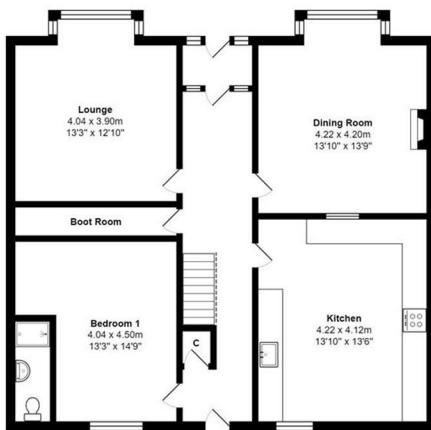
Viewings

Viewings by arrangement only. Call 01756 753341 to make an appointment.

EPC Rating:

E

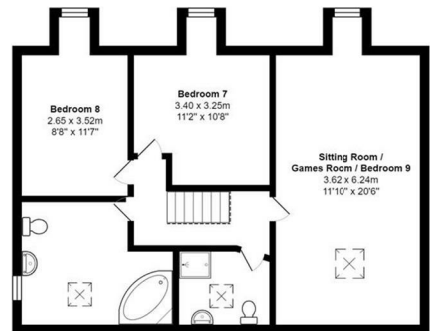
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



Second Floor

Total Area: 248.0 m² ... 2670 ft²
All measurements are approximate and for display purposes only