



4 Main Street, Ingleton, LA6 3EB Offers In The Region Of £225,000

Substantial freehold property in the heart of Ingleton - a gateway to the Yorkshire Dales and popular tourist destination. Since the 1950s, the ground floor restaurant and catering kitchen has been home to Bernie's of Ingleton - or Bernie's Cafe - a key destination for visitors to the village. The first and second floors comprise a large 5 bedroom residential flat. A yard to the rear has 3 separate outbuildings. Now available for sale, there is investment potential here with the restaurant and flat - currently marketed at £1,000 PCM on a 5 year lease. Alternatively, the property will appeal to buyers seeking to run their own lifestyle business in a stunning part of the country.

4 Main Street, Ingleton

Enjoying a prime location in the centre of the village, 4 Main Street is a striking period property with mixed commercial and residential use, extending to over 3,400 sq. feet. Now available as a freehold property investment, it provides a variety of options for future potential use. The established Bernie's of Ingleton is fully equipped to recommence trading. Long associated with the outdoor pursuits that bring visitors to the village, it is the ideal refreshment stop for hikers, cavers and cyclists. The spacious 5 bedroom flat provides ample living accommodation. Available to market with no related chain, viewing is highly recommended in order to appreciate the opportunity.

In brief, the ground floor accommodation comprises: over 640 sq. feet of restaurant space with counter service area and customer toilets. The substantial catering kitchen is to the rear, with access to the yard and cellar storage space. Stairs rise from the central hall to the residential flat, with access out onto the rear balcony from the half-landing. The first floor comprises: large kitchen; spacious lounge with period features; double bedroom; bathroom and separate cloakroom. There are a further 4 bedrooms with ample storage space on the second floor.

To the rear of the property, a yard has 3 useful outbuildings and steps rising to the first floor balcony.

Ingleton Location

Ingleton is a thriving village with a strong community and a good range of bars, pubs and shops. It is well known for the spectacular waterfalls walk. Ingleborough - one of the Yorkshire Dales 3 Peaks - dominates the local landscape.

The village has a good Primary School and is in the catchment for both Settle College and QES, Kirkby Lonsdale. Local amenities are within easy access, including the open air swimming pool and an ASDA grocery store with petrol forecourt on the A65.

Trains can be caught at Bentham and Clapham on the Leeds/Lancaster line.

Lancaster and the M6 are half an hour by car. Popular local market towns include Kirkby Lonsdale and Settle. The A65 provides good links to Kendal and Skipton. As well as the Yorkshire Dales, Ingleton is ideal for day trips to the Lake District, Forest of Bowland and Morecambe Bay.

Property Information

Tenure: Freehold property

Rateable value: TBC

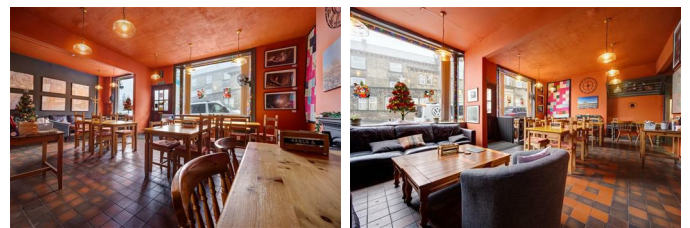
Residential flat: Council Tax Band C.

Services: All mains supplies with gas central heating to the flat.

N.B The property is in need of some updating, including roof, and has been priced to reflect this.

Ground Floor

Restaurant 16'2" x 28'10" (4.92m x 8.80m)



Generous restaurant with double frontage to Main Street and customer entrance. Counter. Fireplace. Tiled floor. Open to rear customer seating area.

Restaurant (Rear)



Additional restaurant area with fitted tables and bench seats. Fireplace. Display shelving and cabinet. Tiled floor. Access to hall and customer toilets.

Cloakroom 11'10" x 5'5" (3.61m x 1.64m)

Two cubicles, each with window to the rear. Wash hand basin. Tiled floor.

Counter

Fitted counter with till and food display cabinet. Base mounted units and worktop to the rear and space for drinks cooler. Tiled floor.

Hall

Central hall providing access to the cellar, catering kitchen and counter area. Tiled floor. Carpeted stairs rising to the first floor.

Preparation Area 8'0" x 9'8" (2.43m x 2.94m)

Range of fitted worktops. Double stainless steel sink and drainer. Wash hand basin. Shelving. Gas central heating boiler. Tiled floor.

Cellar 13'7" x 10'8" (4.15m x 3.24m)

Accessed via the hall, a useful cellar storage area.

Catering Kitchen 16'3" x 22'3" (4.95m x 6.78m)



Good-sized kitchen with external door to the rear yard, window to the rear aspect and 2 to the side. Range of fitted stainless steel worktops. Sink. Double and single cooker. Dishwasher. Plate warmer. Bain Marie warmer. Fridge. 2 freezers. Extractor. Tiled floor.

First Floor

Landing



Door from half-landing to rear balcony. Dado rail. Period balustrade. Large storage cupboard. Carpet. Access to kitchen, lounge, bedroom, cloakroom and bathroom. Stairs rising to the second floor.

Lounge 16'2" x 17'6" (4.94m x 5.33m)



Spacious lounge with 2 windows to the front aspect. Period fireplace. Ceiling rose. Architrave and picture rail. Carpet. Radiator.

Kitchen 20'2" x 11'2" (6.14m x 3.40m)



Large kitchen with window to the front aspect. Space for table. Range of wall and base mounted units. Integral oven and hob. Sink with drainer. Architrave. Laminate flooring. Radiator.

Bathroom



Bathroom with window to the rear aspect. Suite comprising, bath, wash hand basin and shower cubicle. Extractor. Tiled floor. Heated towel rail.

WC

Separate cloakroom with window to the rear aspect. WC. Laminate flooring.

Bedroom 1 16'2" x 11'9" (4.92m x 3.57m)



Good-sized double bedroom with window to the rear aspect. Carpet. Boxed radiator.

Balcony 16'3" x 22'3" (4.95m x 6.78m)



Accessed from the first floor half-landing, a large balcony with steps down to the yard.

Second Floor

Landing

Landing with window to the rear. Dado rail. Period balustrade. Loft inspection hatch. Carpet. Access to 4 bedrooms.

Bedroom 2 20'2" x 11'2" (6.14m x 3.40m)



Good-sized double bedroom with windows to the side and front aspects. Under-eaves storage cupboard. Beams. Carpet. Radiator.

Bedroom 3 16'0" x 12'0" (4.88m x 3.67m)



Good-sized double bedroom with window to the front aspect. Beams. Carpet. Radiator. Access to storage area.

Storage



Useful storage area with access to further space in eaves.

Bedroom 4 12'8" x 11'6" (3.87m x 3.50m)



Further double bedroom with window to the rear aspect. Under-eaves storage cupboard. Beams. Fitted desk. Carpet. Radiator.

Bedroom 5 12'1" x 9'6" (3.69m x 2.90m)



Single bedroom with window to the rear

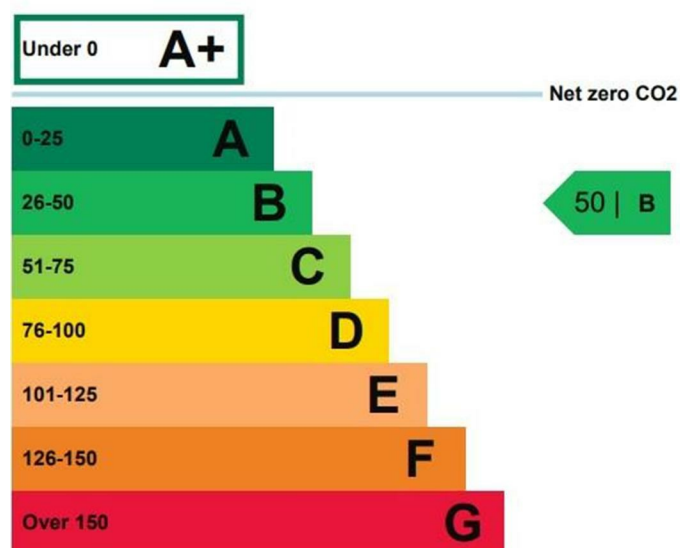
aspect. Under-eaves storage cupboard. Beams. Carpet. Radiator.

Outside



Yard with pedestrian right of access across rear of adjacent property. 3 outbuildings. Bin storage area. Steps rising to balcony.

Commercial 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, 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

Fisher Hopper is a trading name for Fisher Hopper Limited, which is registered in England No 08514050. The registered office for the company is: 5 Battalion Court, Colburn Business Park, Catterick Garrison, England, DL9 4QN. Company Director: M. Alexander

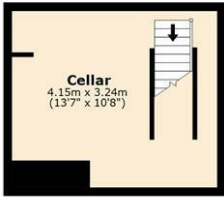
The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

FLOOR PLANS

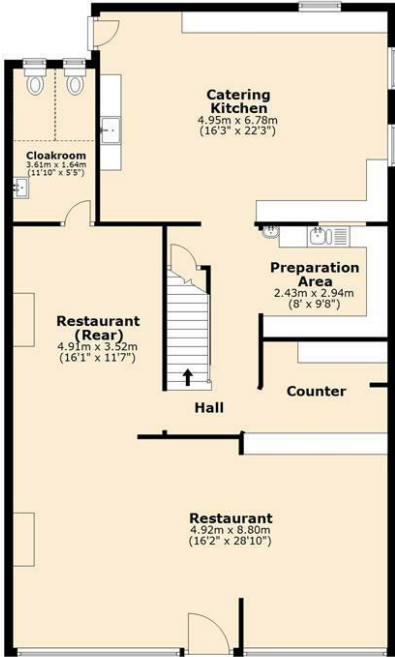
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan

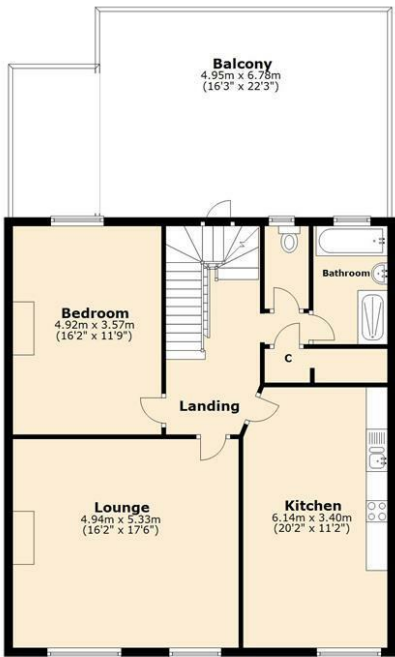
Basement
Approx. 20.0 sq. metres (215.2 sq. feet)



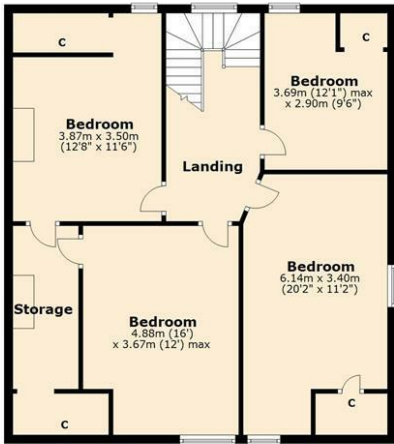
Ground Floor
Approx. 128.6 sq. metres (1384.0 sq. feet)



First Floor
Approx. 87.8 sq. metres (945.3 sq. feet)



Second Floor
Approx. 87.4 sq. metres (941.3 sq. feet)



Total area: approx. 323.8 sq. metres (3485.8 sq. feet)
4 Main Street, Ingleton

Area Map



Energy Efficiency Graph

