

The Kettlewell Hostel

Whernside House, Kettlewell, North Yorkshire, BD23 5QU

Freehold £750,000



Multi award-winning hospitality business in idyllic Yorkshire Dales setting



42 beds across 11 rooms, plus 6 toilets and 5 showers



36 cover dining room, first floor sitting room



Commercial catering kitchen plus guest kitchen



Lifestyle operation but with profits of £95,000



Significantly refurbished within the last eight years

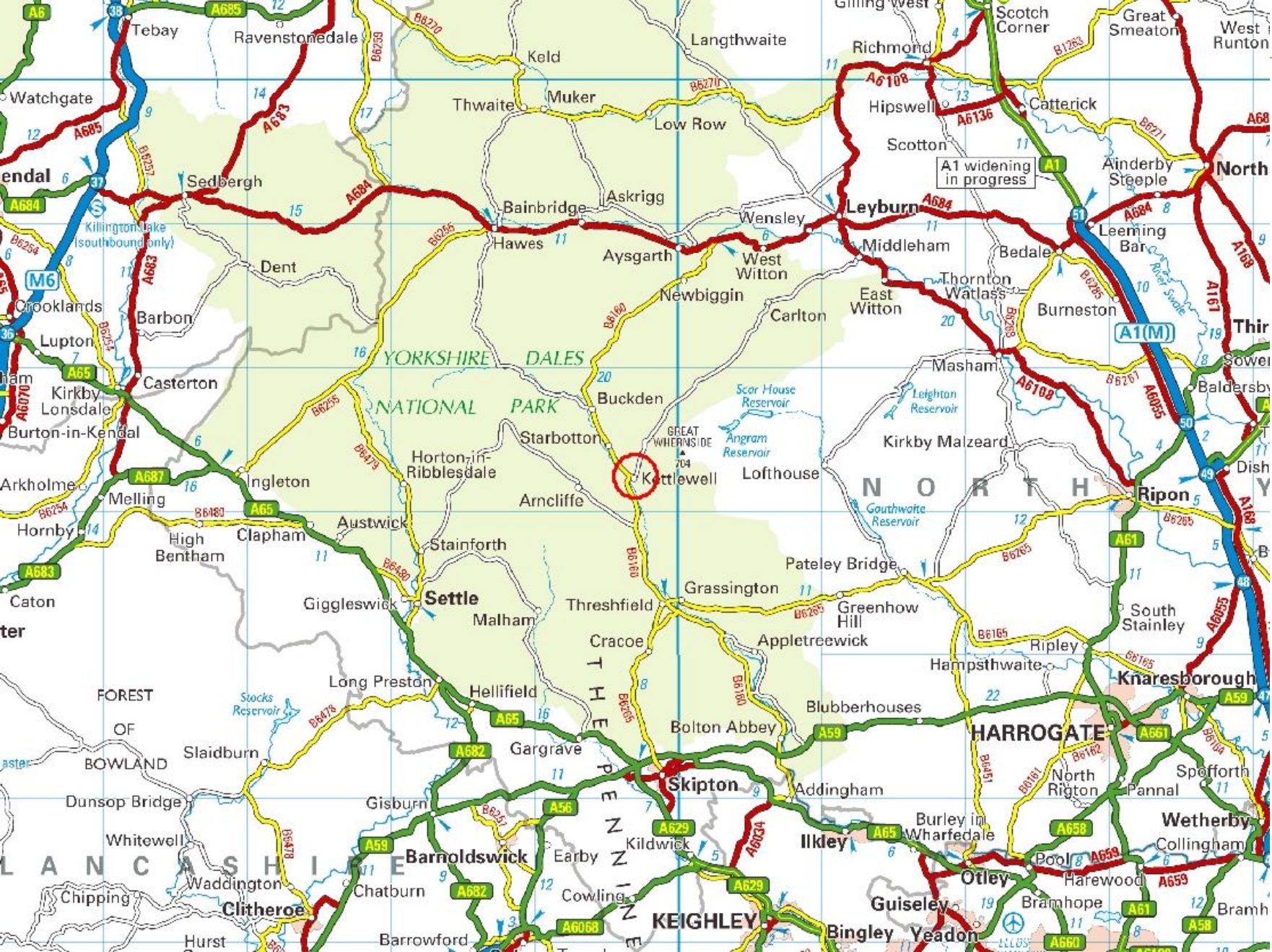


Beautiful village with stunning surroundings



Central location within National Park





LOCATION

The village of Kettlewell is without doubt one of the prettiest villages in the whole of the Yorkshire Dales and this, coupled with its central location, just seven miles from the town of Grassington, make it one of the most visited and sought after spots in the National Park. Boasting three popular pubs and an array of beautiful stone-built houses, Kettlewell is situated on the B6160 in Wharfedale, providing an excellent base from which to explore the surrounding valleys and fells and hence giving the Kettlewell Hostel a very enviable spot from which to trade a tourist and leisure-based business.

As our seller clients own the house adjoining the hostel, they live a truly idyllic life, being able to both live and work in such wonderful surroundings but with their business structure allowing them ample free time to fully enjoy the spectacular countryside lifestyle.

What3words:
stow.chuckling.hobbit

THE BUILDING & LAYOUT

Built in around 1904, The Kettlewell Hostel is an impressive and handsome stone building across three floors with gardens to the rear.

On the ground floor there is a welcoming hallway and reception office with a guest kitchen allowing the cooking and heating of meals, the dining rooms providing seating for 36 guests (more if required) and the large commercial catering kitchen with a good range of cooking, washing and cooling appliances plus ample prep and storage areas.

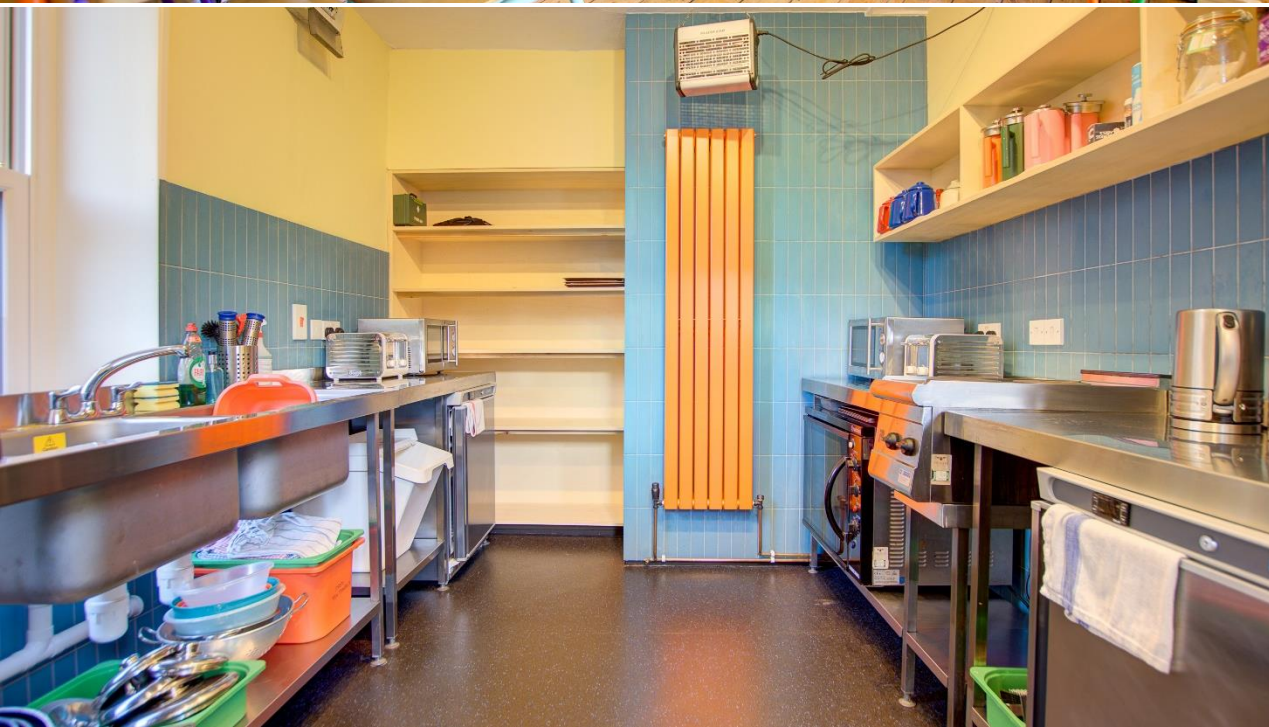
On the first and second floors there are 11 bedrooms, six toilets and five shower rooms and the 42 beds are arranged to provide good flexibility.

There is also a good sized lawned garden to the rear which backs on to the fells which overlook the village.

Please click below to view the hostel's website.

[WEBSITE](#)







OWNER'S ACCOMMODATION

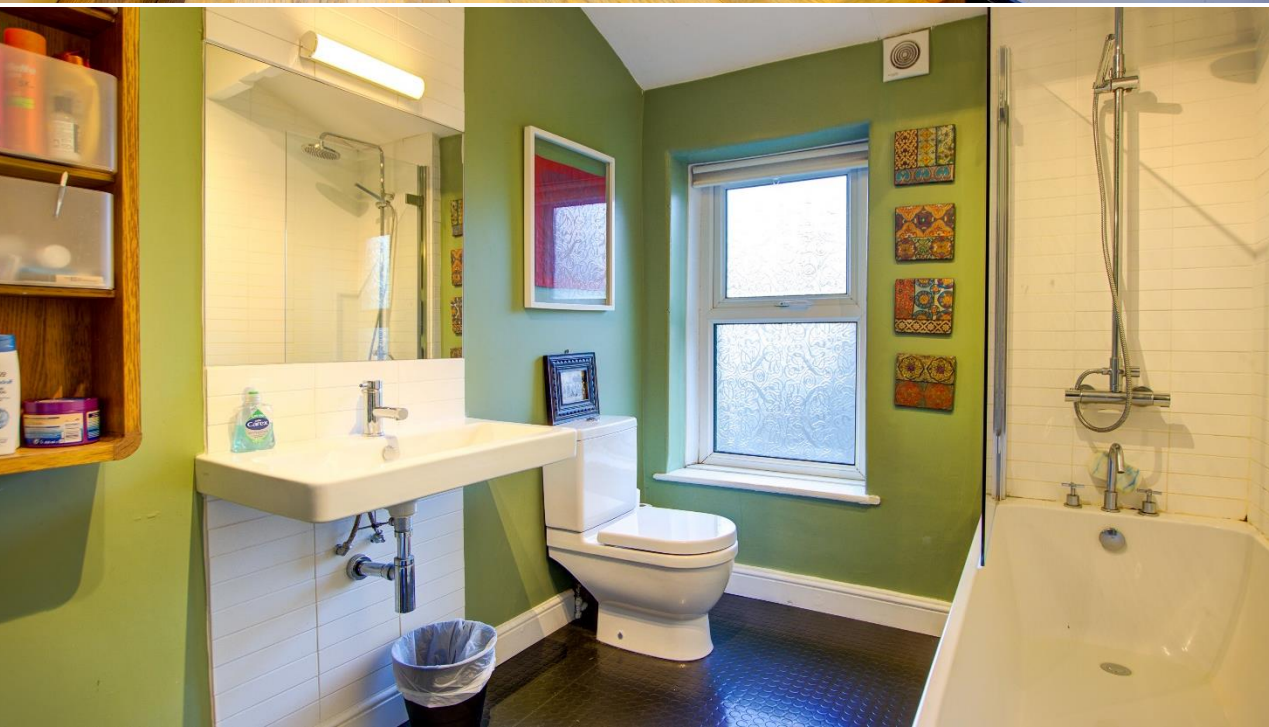
The value of providing living accommodation as part of the sale should not be underestimated given the scarcity and the price of property in the area.

It is therefore very pleasing to be able to offer a very nice and substantial two storey, three bedroom house adjoining the hostel at the rear.

This comprises a hallway, living room plus a dining kitchen on the ground floor and three good sized bedrooms, bathroom and cupboard on the first floor, all presented and decorated to a very good standard.

To the side of the hostel and owner's property is a garage which is very useful and is utilised as storage for guest bikes amongst a host of other things. There is also a very pleasant garden to the rear backing onto the fells and used by the owner's and guests.





THE BUSINESS OPPORTUNITY

Our clients purchased the Hostel in 2015 and have since invested well over £300,000 in its refurbishment and upgrade which includes full UPVC double glazing, electrics and plumbing as well as new commercial and guest kitchens and full redecoration. They run the business without the need for staff and provide all breakfasts and, where requested, home cooked evening meals using local produce. The guest kitchen offers customers a self-catering option which further reduces the workload for our clients, which in turn allows them to enjoy significant leisure time throughout the day.

As the business operates as a hostel, with 42 beds arranged across 11 rooms, our clients charge £25 per person per bed or £69 per double/twin room for those requiring a greater degree of privacy. A cooked breakfast is offered as an extra at £10 with an evening meal, ordered in advance, at £15 per person. The Hostel is fully licensed and sells bottled beers, wines and spirits as well as teas, coffees and soft drinks.

Clientele tends to be walkers, cyclists and general tourism and across a wide age range but always on a leisure basis and usually guests arrive after a strenuous day of activity hence helping to increase substantially, both food and beverage income.

The owners are able to generate good trade and healthy profits as can be seen below, while still enjoying ample free time and also being able to close across three months in the winter.



ACCREDITATIONS

The Hostel has been awarded Tripadvisor Travelers' Choice awards every year since 2015, as well as a Visit England Rose Award – Recognition of Service Excellence.



TRADING INFORMATION

For the year ending 30 Nov 2023, income was £174,000 providing an adjusted net profit of £95,000 allowing for depreciation, travel costs and Directors costs.



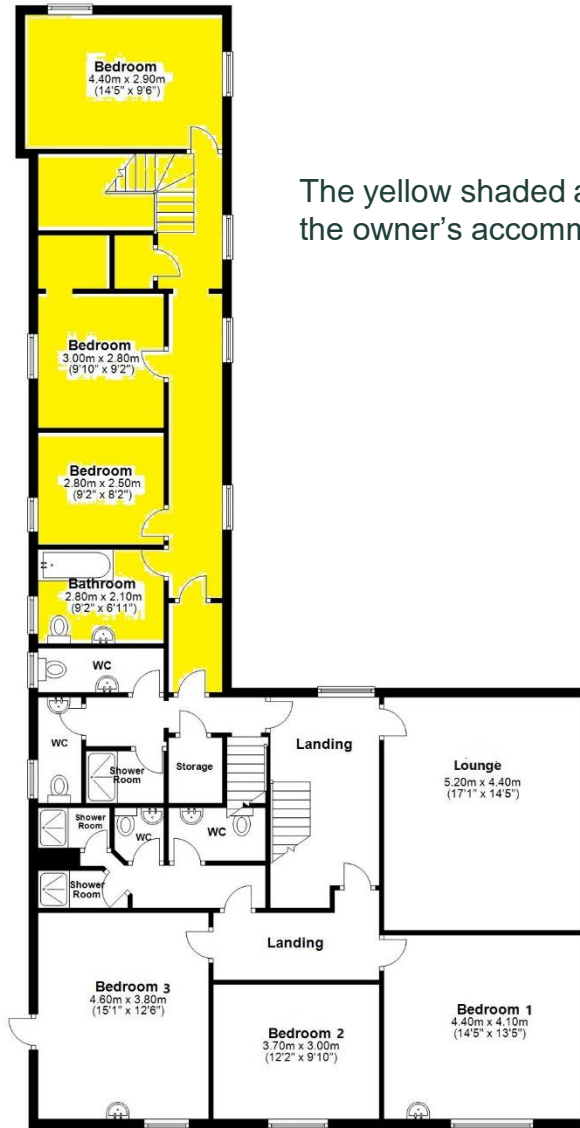
Ground Floor

Approx. 208.3 sq. metres (2220.6 sq. feet)



First Floor

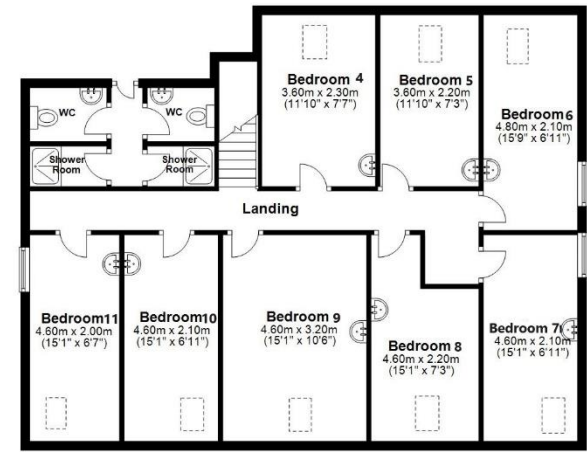
Approx. 175.1 sq. metres (1884.4 sq. feet)



The yellow shaded area denotes the owner's accommodation

Second Floor

Approx. 105.2 sq. metres (1132.6 sq. feet)



The Kettlewell Hostel

Total area: approx. 486.6 sq. metres (5237.8 sq. feet)

CONTACT DETAILS

No direct approach may be made to the business. For an appointment to view, or for further information, please contact:

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