



The Rowe House

Horton-in-Ribblesdale, Settle, North Yorkshire, BD24 0HT

Freehold £950,000 | Ref: 6445183



- Four letting bedrooms and spacious owners' accommodation
- Self catering cottage, The Shippon, sleeps two plus two
- Five pitch caravan and motorhome site with EHUs, shower/toilet facilities
- Good turnover and profits with opportunity to develop the business
- Beautiful gardens and ample parking
- Horton In Ribblesdale village on the Three Peaks Walk and Pennine Way
- Excellent, well established lifestyle business, turn-key business opportunity
- Idyllic, rural location with direct views of Pen y Ghent

LOCATION



Horton-in-Ribblesdale, Settle, North Yorkshire, BD24 0HT

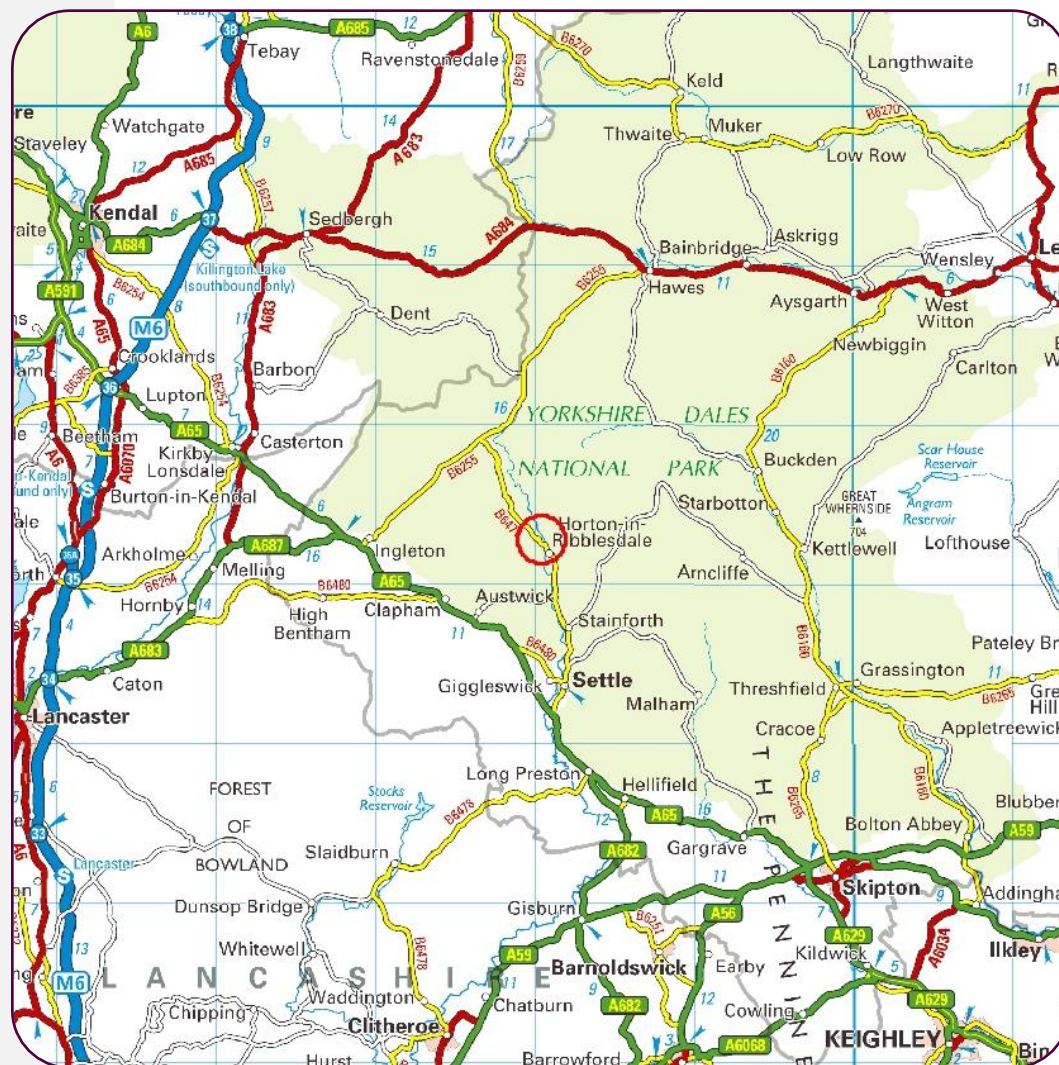
The beautiful Georgian House is set in the popular village of Horton in Ribblesdale in the heart of the Yorkshire Dales National Park. The village sits on the famous Three Yorkshire Peaks walk (Pen y Ghent, Wharfedale & Ingleborough) and Pennine Way surrounded by beautiful rolling countryside. The village offers a choice of pubs and the local mainline railway station not only serves the popular Settle Carlisle railway but also provides easy access from Leeds, the north-west and Cumbria.

The market town of Settle, six miles away, provides a comprehensive range of shops, schools and local services.

The Yorkshire Dales attract visitors all year round drawn by the peace and quiet and beautiful scenery. The area is popular with walkers, runners, cyclists and cavers wanting to enjoy the countryside and discover this most beautiful corner of England.

Please follow the link below to the businesses dedicated website.

Website





THE GUEST HOUSE

Presented to a high standard throughout and incorporating original period features, the guest house currently offers four beautifully presented bedrooms each with en suite facilities, a welcoming hallway, guest lounge (currently used as owners sitting room), with feature fireplace, and breakfast room. A newly fitted, contemporary kitchen serves both the guest house and the owner's accommodation, and this is complemented by an information room, cloakroom WC, pantry, office and plant room. The four, beautifully presented, guest bedrooms are all located on the first floor and are individually presented in a boutique country style. Each benefits from smart en suite facilities (three shower rooms and one bathroom).













OWNER'S ACCOMMODATION

A recently added extension to the rear of the property has enlarged the owner's accommodation to include a welcoming and comfortable sitting room with cosy log burning stove and picture window with views across the garden and to the surrounding hills. The owner's large master bedroom suite is located on the first floor and includes a smart and spacious en suite bathroom. The property includes a large attic room currently used for storage and a second office.





SELF CATERING ACCOMMODATION – THE SHIPPON

The Shippon is a delightful retreat that sleeps four (two plus two), set in the gardens of Rowe House and includes a small sitting/dining room with patio doors, a bespoke handmade kitchen and ground floor shower room. Stairs lead to the charming first floor mezzanine bedroom.





THE CARAVAN SITE

Located in the paddock adjacent to Rowe House is the popular five pitch caravan/motorhome site (Certificated Location for members of the Caravan and Motorhome Club). Each pitch is equipped with an electric hook up point.

In outbuildings adjacent to the site, the owners have created shower and toilet facilities, information room and washing up and laundry area for the caravan site guests.



THE GROUNDS

The grounds are beautifully presented with formal garden area to the front of the house. To the rear there is a spacious lawned garden with well planted borders, mature shrubs and trees. To the side is a walled garden with established fruit trees and greenhouse, ideal for home grown produce. There is sufficient parking for seven cars. Outbuildings include two garages, carport, workshop and storeroom.

THE OPPORTUNITY

The Rowe House is a well-established business that has been created by the current owners. With excellent ratings and reviews our clients have worked hard to create a first-class lifestyle business but now, due to family circumstances, they are looking to retire and are reluctantly selling the business. For new owners there is the opportunity to acquire a successful, well balanced and easily managed business, but one that still offers the opportunity for further development under new ownership, by extending the trading period from five to twelve months and developing the campsite/caravan site further.

The benefit of the location on the Three Peaks Walk and Pennine way is very significant as it draws in thousands of visitors to the village each year. (As many as 2,000 visitors can be in the village taking part in the Three Peaks Walk on a busy Saturday in the summer). With only one other B&B in the village The Rowe House guest house and caravan site benefit significantly.

The demand for lifestyle business opportunities such as this has increased significantly over recent years, and this therefore represents a great opportunity to acquire a business in such a beautiful location.



TRADING INFORMATION

The current owners first acquired the business in 2017 and since then they have built a very attractive and popular lifestyle business and completely renovated the property throughout.

The business has a healthy turnover and adjusted net profit. Trading information is available on request.

Please note – the owners currently choose only to trade the business for five months of the year due to family circumstances.

HEATING & SERVICES

The Rowe House benefits from air source heat pumps and is connected to mains services for electricity, water and sewerage.





Rowe Garth

Rowe House

Hill Croft Cottage

Hill Croft Barn

Hill Croft

Car Park

Sports Pavilion

Tennis Courts

Play Area

Recreation Ground

+ 234.7m

CONTACTS

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



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