



Butt House (C) Keld, Richmond, North Yorkshire, DL11 6LJ  
Offers over £750,000



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Successful LICENCED B&B & Established LIFE-STYLE OPPORTUNITY - AMAZING SETTING & STUNNING VIEWS in the beautiful Yorkshire Dales National Park. For Sale with NO ONWARD CHAIN... GREAT POTENTIAL & SCOPE (PODS, TEAROOM etc., Subject to Planning). Currently: 6 En-SUITE BEDROOMS & 3 RECEPTION ROOMS, CATERING KITCHEN, BOOT ROOM/HALL & BAR AREA (Small CELLAR); 2 OUTHOUSES, Extensive PARKING & GARTH/PADDOCK (About 0.22 ACRES), & South Facing GARDEN. HIGHLY RECOMMENDED. See Also: [www.butthousekeld.co.uk](http://www.butthousekeld.co.uk)  
NB: TRADING: The current owners trade up to the VAT threshold each year (£90,000 from April 1st 2024), & only operate for part of the year so there is potential to open for longer. There are already forward bookings for 2025.  
There is considerable scope to enhance the business with PODS, TEAROOM etc., on the Garth/Paddock (Subject to Planning).

Keld (& Swaledale) boasts some of the most beautiful countryside in the area & is a haven for walkers with several waterfalls within a short walk. Muker is just over 3 miles, Hawes about 9 miles, Kirkby Stephen about 10 miles & Richmond about 22 miles. The M6 (Tebay) is about 21 miles. Walking Routes include The Coast to Coast, The Pennine Way, The Herriot Way & The Old Corpse Way - a popular Swaledale walk to Muker. Butt House is a favourite for 'Coast-to-coasters' with customers including Large Outdoors: <https://www.largeoutdoors.com/>

## RECEPTION HALL/BOOT ROOM 3.68m x 2.61m (12'0" x 8'6")

UPVC double-glazed window to side.

## INNER HALL

Staircase to first floor & door to:

## Small CELLAR 1.73m x 1.00m min (5'8" x 3'3" min)

Stone cheese shelves & light point.

## RECEPTION ROOM 1 (VIEWS) 4.27m x 4.22m (14'0" x 13'10")

(Guests' Dining Room). Includes the Vestibule. Nook, UPVC double-glazed window to rear, vestibule with door to outside & doorway to:

## RECEPTION ROOM 2 (VIEWS) 4.23m x 3.59m (13'10" x 11'9")

(Guest's Day Room) Open fireplace with Register grate & UPVC double glazed window to rear.

## RECEPTION ROOM 3 (VIEWS) 4.50m x 4.13m (14'9" x 13'6")

UPVC double glazed windows to side & rear.

## BAR AREA & OFFICE (VIEWS) 3.77m x 2.45m (12'4" x 8'0")

Stone-flagged floor, bar top & UPVC double glazed window to front. Stable door to:

## CATERING KITCHEN KITCHEN (VIEWS) 5.20m x 3.72m (17'0" x 12'2")

Includes the Vestibule. Good range of wall & floor units with worktops & sink, range cooker space, plumbing for dishwasher & washing machine. Firebird central heating oil boiler. Double-glazed window to front, vestibule with door to outside Terrace.

## FIRST FLOOR LANDING

### VESTIBULE

Built-in double cylinder cupboard, built-in store cupboard & door to:

## BEDROOM 1 (VIEWS) 4.29m x 4.17m overall (14'0" x 13'8" overall)

Including built-in wardrobe. UPVC double-glazed window to rear & door to:

## EN SUITE BATH/SHOWER ROOM 2.55m x 1.39m (8'4" x 4'6")

(Included in overall measurements) Panelled bath with mixer-shower, washbasin & WC.

## BEDROOM 2 (VIEWS) 4.32m x 3.62m overall (14'2" x 11'10" overall)

UPVC double glazed window to rear & door to:

## EN SUITE BATH/SHOWER ROOM 2.35m x 1.45m (7'8" x 4'9")

(Included in overall measurements) Panelled bath with mixer-shower, washbasin & WC.

## BEDROOM 3 (VIEWS) 4.63m x 4.32m overall (15'2" x 14'2" overall)

Including built-in double wardrobe. UPVC double-glazed window to rear & door to:

## EN SUITE BATH/SHOWER ROOM 1.83m x 1.80m max (6'0" x 5'10" max)

(Included in overall measurements) Panelled bath with mixer-shower, washbasin & WC.

## BEDROOM 4 (VIEWS) 3.76m x 3.59m overall (12'4" x 11'9" overall)

UPVC double-glazed window to front & door to:

## EN SUITE SHOWER ROOM 2.59m x 0.86m (8'5" x 2'9")

(Included in overall measurements) Shower cubicle, washbasin & WC.

## BEDROOM 5 (VIEWS) 2.76m x 2.49m (9'0" x 8'2")

UPVC double-glazed window to front & door to:

## EN SUITE SHOWER ROOM 2.10m x 1.61m (6'10" x 5'3")

Full-width shower cubicle, washbasin & WC. UPVC double-glazed window to front.

## BEDROOM 6 (VIEWS) 3.78m x 2.82m overall (12'4" x 9'3" overall)

UPVC double-glazed window to front & door to:

## EN SUITE SHOWER ROOM 1.83m x 1.04m (6'0" x 3'4")

(Included in overall measurements) Shower cubicle, washbasin & WC.

## OUTSIDE (Stunning VIEWS)

Boundary stone wall with twin 5-bar gates to an extensive gravelled parking courtyard with flower/shrub border. Further 5-bar gate to the enclosed GARTH/PADDOCK. Flagged viewing TERRACE extending to the side with 2 OUTBUILDINGS. South facing enclosed FRONT GARDEN laid to lawn with flower/shrub borders.

## GARTH/PADDOCK

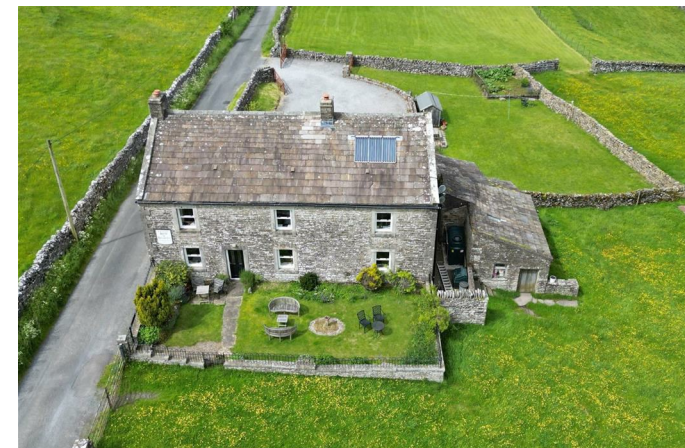
Enclosed with stone boundary walls & extending to about 0.10 acres.

## 2 OUTBUILDINGS (Potential Washroom) (1) 3.00m x 2.30m & (2) 1.67m x 1.10m ((3'3") 9'10" x 7'6" & (6'6") 5'5" x 3'7")

(1) Stone-flagged with light & power) & (2) 1.67m x 1.10m (Plumbed for washing machine, light & power).

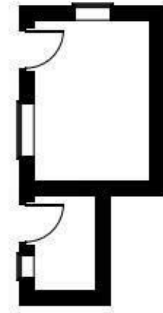
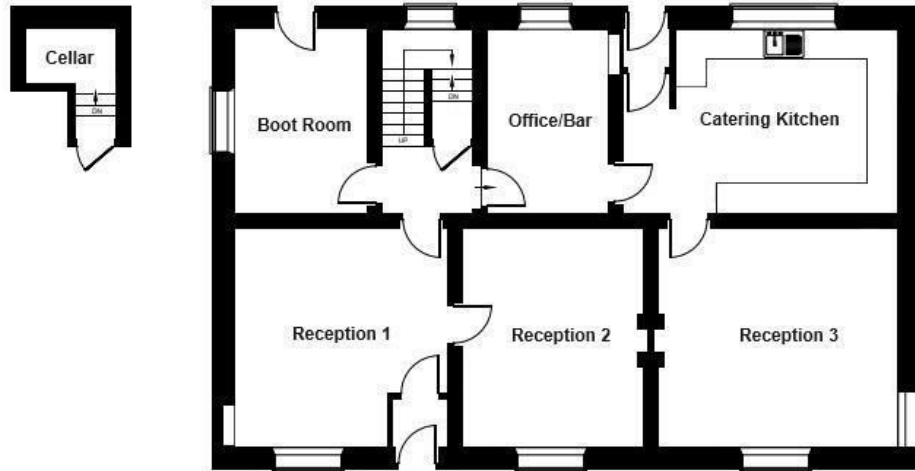
## NOTE

- (1) Freehold
- (2) Trading: The current owners choose to trade below the VAT threshold.
- (3) Domestic Council Tax Band: A
- (4) Business Rates Rates Payable. NB: Small Business Rate Relief (SBRR) - It was announced in the March 2016 budget that from April 2017 the government will permanently double small business rate relief (SBRR) from 50% to 100% & increase the thresholds. Businesses properties with a rateable value of £12,000 & below will receive 100% relief
- (5) Mains Electricity, Water & Septic Tank
- (6) Everest UPVC Double Glazing & Oil Central Heating
- (7) EPC: 54-C

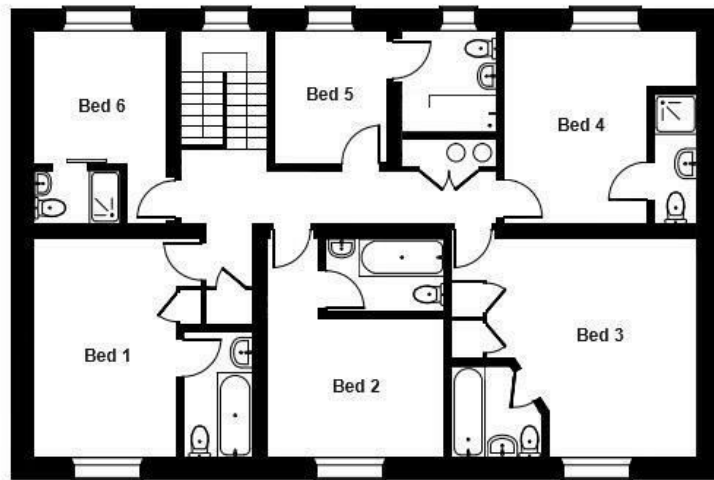


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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY



OUTBUILDINGS



FIRST FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

