

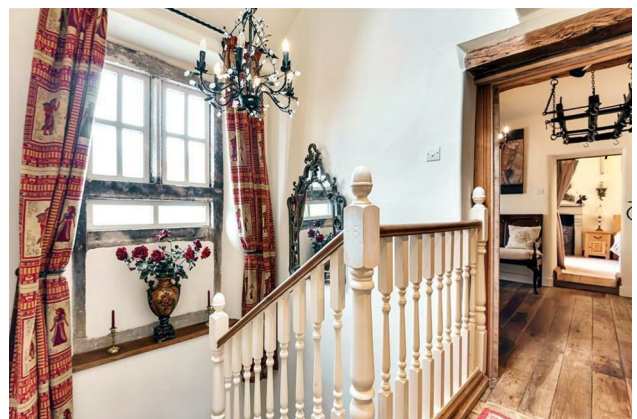
# HUNTERS®

HERE TO GET *you* THERE

**Dog & Partridge Tosside, Skipton, BD23 4SQ**

**Offers In Excess Of £999,500**

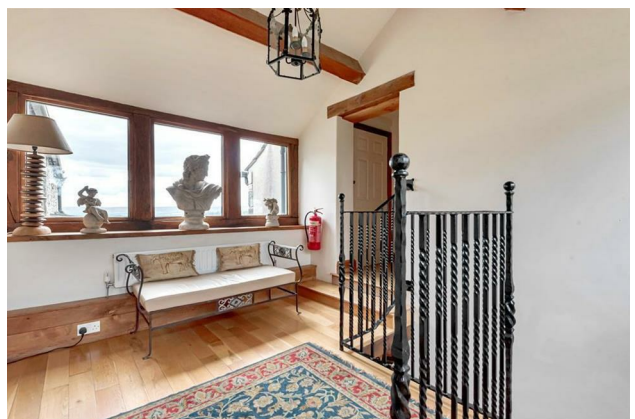
Property Images



# HUNTERS®

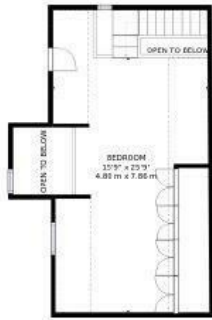
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## Property Images

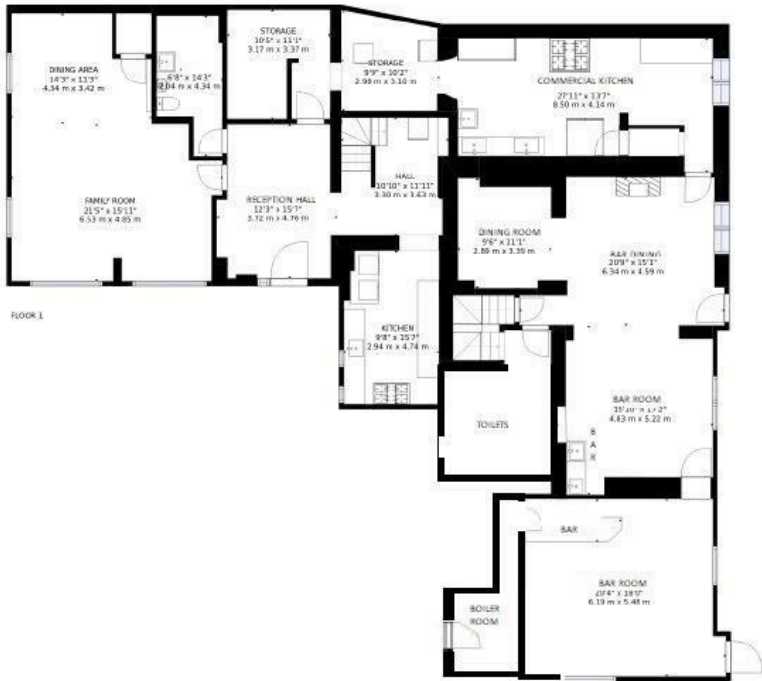


# HUNTERS®

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FLOOR 3



FLOOR 1



FLOOR 2

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Features

- A unique property with commercial space & a residential dwelling
- Grade II Listed with recently added extension
- On the very edge of Gisburn Forest AONB
- Offering many options to run a Cafe Bar / Hobby Pub with B & B or restaurant
- 4 Reception rooms
- 9 Bedrooms - 6 Bathrooms
- 2 Kitchens (one being commercial)
- Spacious dining room & kitchen to the extension
- Loads of parking and outdoor space
- Fine views and rural location yet easy commute to towns and cities

This could be the opportunity you have been looking for. Fancy a change of lifestyle? How about owning your own bar / restaurant / cafe / B & B, but with superb quality separate new build family home attached at the rear. Maybe a hobby pub (part time opening) or a restaurant with rooms? This unique and spacious property is very versatile and boasts some great views over the Forest of Bowland and Gisburn Forest which is on the doorstep. Easy commute to Manchester and Lancaster and just 15 minutes from Settle and 20 from Skipton.

### Commercial Space

The ground floor commercial space consists of a former tap room with quarry tiled floor, storeroom and door to the front terrace, a large main bar lounge featuring oak and stone flagged flooring, oak ceiling timbers, and with ample space for dining and drinking. Also having a wood fired pizza oven / open fire, bar area, toilets, staircase to the second floor, and the pubs main entrance door. A spacious and immaculate commercial kitchen with walk-in pantry /store. Fitted out with high quality catering equipment to include but not limited to stainless steel food prep surfaces with storage below, gas commercial range cooker with extraction, oven, salamander and twin sinks with drainers.

### First Floor

To the first floor over the commercial space is residential and consists of a living room with feature fireplace, 5 twin / double bedrooms plus a large Master bedroom with private staircase to the ground floor. A staircase rises out of bedroom 2 to a very spacious attic bedroom with fitted cupboards. All the bedrooms have some fine views. Further accommodation at first floor level comprises a shower room, utility cupboard, and a superb house bathroom with free-standing bath. All this accommodation may be reached by a separate external access via stone steps, thus making this available as a holiday let / annex. A home office opens onto a spacious first floor landing which links the older part of the property to the more recently constructed 2 storey extension / family home / B & B.

### Annex / Owners House

The current owners have recently completed the demolition of a single storey former dance hall at the rear of the property and constructed a high quality 2 storey extension to the original building to create a superb family space or of course further residents / B & B living space. This extension has planning permission as a private residence but has also been used as B & B space with the owners living in the residential accommodation over the commercial area. In brief:- An impressive reception hall with limestone tiled floor leads though to a spacious living-dining room featuring stone flagged floors, a superb contemporary shower room with WC, a breakfast-kitchen with a range of bespoke hand-built units and worktops, and a range cooker. The reception hall also links through to the commercial element of the property. To the first floor, there are 3 en-suite double bedrooms, and the landing that connects the extension to the Grade II Listed part of the property.

### Outside

Outside there is extensive parking and outdoor space, with flagged patio areas to the rear and front and both enjoying fine views across The Forest of Bowland.

### Services

The commercial part of the building and extension is fully exempt from Business Rates under current legislation. The residential living accommodation over the public house is classed as domestic and is BAND A for council tax. The property is connected to mains water and electricity, and drainage is by way of a septic tank for the pub and mini-sewage treatment plant for the extension.

### Vendors View

We moved here over 18 years ago, it is so peaceful and tranquil, it's just beautiful listening to the birds during the day and the owls at night whilst sitting out looking across the fells from our elevated location. We are right in the heart of Gisburn Forest. We are keen mountain bikers/ E bikers, and we ride straight out of the driveway onto the purpose-built mountain bike trails in and around the forest without ever touching tarmac! It's in such a fabulous location that we have even hosted product launches and demo days for world leading mountain bike manufacturers. The area also attracts many cyclists and walkers who love to enjoy this Area of outstanding natural beauty. We hope that you will love it just as much as our family have done.