

Central Chambers
Market Place
Leyburn
North Yorkshire
DL8 5BD

J.R. HOPPER & Co. Est. 1886

www.jrhopper.com enquiries@jrhopper.com

Leyburn 01969 622936
Hawes 01969 667744
Settle 01729 825311
Kirkby Stephen 01768 258002

"For Sales In The Dales"



Old School Gallery & Craft Centre, Muker

- Successful, Lifestyle Dales Business
- Historic, Characterful Building.
- Ideally Situated In Honeypot Village Location In The Yorkshire Dales National Park.
- Excellent, flexible retail space
- 2 Double Bedroom Owner's Accommodation / Holiday Let
- Secure, Private Walled Garden
- Scope To Grow The Business
- Excellent Investment Opportunity
- No Previous Experience Needed

Postcode: **DL11 6QG**

Tenure: **Freehold**

Council Tax Band: **NA**

Energy Efficiency Band: **TBC**

Local & Planning Authority:
North Yorkshire Council

Offers in the region of: £475,000



The Old School Art Gallery & Craft Centre is situated in Upper Swaledale, in the honeypot village of Muker.

Muker is a thriving community and is one of the most sought-after villages in Swaledale, being full of character and history. It is located on the Coast-to-Coast route and the Pennine Way and offers the Farmers Arms pub, the Tea Shop and Swaledale Woollens.

Old School Gallery and Craft Centre has been a successful business for over forty years. The current sellers bought the property 7 years ago and have expanded the business and improved the property since.

The property is currently run by a husband and wife team who operate the business with seasonal part time staff. The business opens 7 days a week throughout peak season (April- October) and open 3-4 days per week during the winter months. The current sellers close in the new year and re-open for the Spring.

The ground floor commercial space has been sympathetically modernised to create a bright, welcoming shop space whilst retaining the original character one would expect from an old school. There is an entrance vestibule leading to both the craft shop and retail space, both spacious and bright rooms with excellent lighting. At the rear is an coffee shop with direct access to the walled garden. there is a well-equipped catering kitchen and storage space.

Upstairs is accessed via an external staircase from the rear garden. This space is currently used as an additional gallery but has in the past been used as owners accommodation. There is an open plan living space with vaulted ceiling. This space is modern having a well fitted kitchen and newly installed multi fuel stove. There is also a shower room, and two double bedrooms. This space is flexible, lending itself to additional gallery space, owners accommodation or could be an independent holiday let.

Outside, to the rear is a beautifully maintained walled garden. The garden is well stocked with lovely views of fells at the rear. Within the garden are two stone sheds, one under the stairs which is used as a utility room and a detached stone built garden store.

The property fronts on to the street, there is ample space for advertising boards and pot plants.

Old School Gallery and Craft Centre is a great opportunity to purchase an existing, profitable business with scope for expansion with owner accommodation. A perfect Dales lifestyle business.

Entrance Hall Welcoming entrance. Stone flagged flooring. Entrance to craft shop. Exposed feature wall. Separate entrance to second shop/gallery space.

Craft Shop Originally the Old School dating back to the 17th Century. Hardwood flooring. Beamed ceiling. Original bell alcove. Original boarded school walls. Modern storage heater. Telephone point. Fully alarmed. 2 windows to front. 2 windows to rear.

Gallery/Retail Area Bright and spacious secondary shop space. Pine flooring. Beamed ceiling. 2 windows to front.

Coffee Shop/Retail Area Additional retail space (was previously run as cafe space). Tiled flooring. Night storage heater. UPVC door to the rear garden. Commercial kitchen door to the side.

Kitchen Nonslip commercial kitchen flooring. Exposed stone wall. Hygienic wall cladding. Stainless steel catering sink and unit. Hot water boiler. Dishwasher. Door and 2 windows to rear.

Staff WC Wash hand basin. WC.

Storage Area Useful storage space.

FIRST FLOOR APARTMENT Accessed via external stone stairs.

Open Plan Living Space Currently used as a gallery. Pine flooring. Vaulted original oak beam ceiling. Picture rail. Newly installed stove. Modern kitchenette with cooker point, dishwasher and sink unit. TV point. Fully boarded loft storage. 2 Feature arched windows to the front and 1 Feature arched window to the rear.

Shower Room Tiled flooring. Power shower. Wash basin. WC. Airing cupboard. Picture rail. Feature arched window to the rear.

Landing Fitted carpet. Window to the front.

Bedroom Two Small double bedroom. Fitted carpet. Velux window.

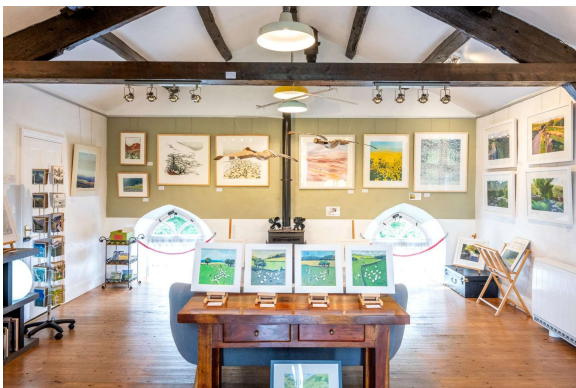
Master Bedroom Currently used an office/ workspace. Fitted carpet. Fitted wardrobes. 2 double glazed windows to the front. Velux window.

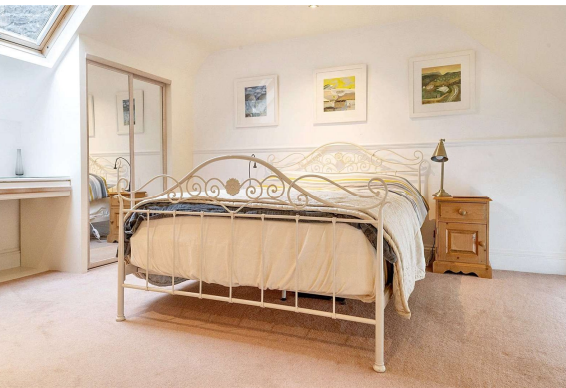
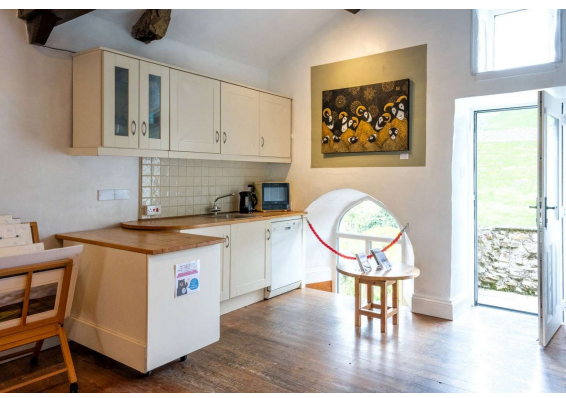
En-Suite Vinyl flooring. WC. Vanity unit. Extractor fan.

OUTSIDE

External Utility/Store Stone built store underneath the stone staircase. Mains electricity. Plumbing for washing machine. Useful storage area.

Garden Store Useful storage space in the rear garden.





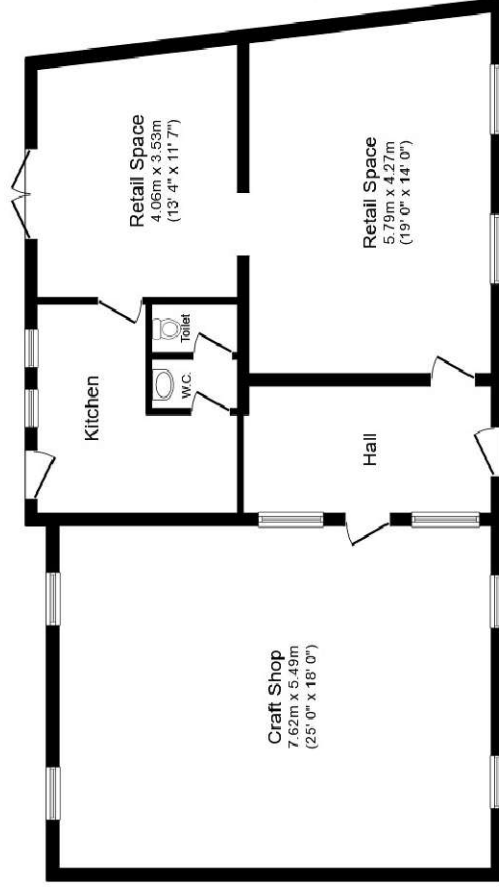
Walled Garden Beautiful secure walled garden. Lawn with mature shrubs.

Agents Notes Stock, fixtures and fittings available by separate negotiation. Super-fast broadband.

Business Info For the past seven years The Old School has operated as a profitable, lifestyle business. Accounts are available by request. Over the seven years turnover has tripled and there is further scope for growth, for example the introduction of e-commerce onto the website to increase sales during the low season and making more of the unique walled garden / café, which is currently underutilised and has tremendous potential.

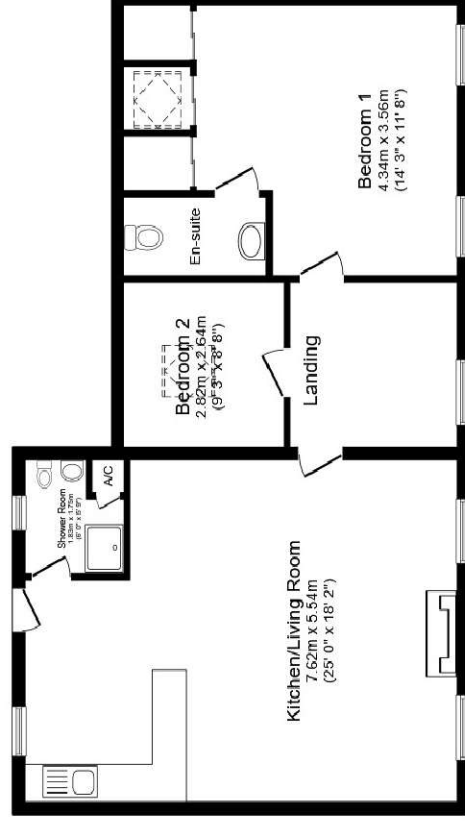


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Ground Floor

Floor area 103.9 m² (1,118 sq.ft.)



First Floor

Floor area 84.7 m² (911 sq.ft.)

TOTAL: 188.6 m² (2,030 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io