



**Ref. 10733**  
**Business & Freehold Property**  
Inc. all fixtures, fittings and equipment  
**£260,000**



**Brief description:**

This is one of the finest opportunities of its kind to acquire an exceptional, established holiday cottage. **'The Snug'** occupies a marvellous position in the much sought after village of Cononley, near Skipton.

Since acquiring the character property, our clients have transformed it to their exacting high standards fitted with high quality fixtures and fittings creating a cozy living space for all guests.

Its enviable location close to the Yorkshire Dales, associated with breathtaking views and picturesque scenery, acts as a powerful magnet to attract a regular clientele, including tourists, walkers and families. It is a cozy and charming cottage ideal for couples or solo travellers providing a tranquil escape with built in sauna and numerous countryside walks. The cottage has an enclosed private outdoor space & seating area perfect for the summer months.

Bookings are currently made through Sykes Holiday Cottages. The Snug has been presented with several prestigious awards by Sykes celebrating its excellence. We trust that a dedicated owner proprietor could take this on themselves, exploit the cottage's potential and derive maximum profits.

**Location:**

The cottage is located on Meadow Lane, in the village of Cononley, with two pubs, village shop and main line train station. Near the market town of Skipton, as well as countless Yorkshire attractions such as Bolton Abbey, Malham and Harrogate.

**Average Takings:**

The property took over £22,000 in the last year with an occupancy of 333 days in 2025, and takings have grown year on year. Our client already has in excess of 25 weeks already booked for 2026, and taking bookings on a daily basis.

**Staff:**

The business is currently run by our client and 2 part time staff

CALL ALAN J PICKEN  
**01943 609451**

✉ info@alanjpicken.co.uk  
🌐 www.alanjpicken.co.uk

📍 21 The Grove  
Ilkley  
West Yorkshire  
LS29 9LW



### Owned by present owner:

Since 2017.

### Premises description:

The cottage is made up of a homely open plan living area, with well-fitted kitchen with breakfast bar, dining area and lounge area with wood burning stove. Upstairs there is a super king-size double bedroom and large house bathroom with free standing bath, separate shower cubical and dual sinks and an excellent built in sauna. Outside there is an enclosed private outdoor space & seating area and off road/pavement parking area to the front of the property.

### Business address:

39 Meadow Lane,  
Cononley,  
Keighley,  
North Yorkshire,  
BD20 8NB

### Opening hours:

Open to rent year-round.

### Tenure description:

Freehold.

### Viewings:

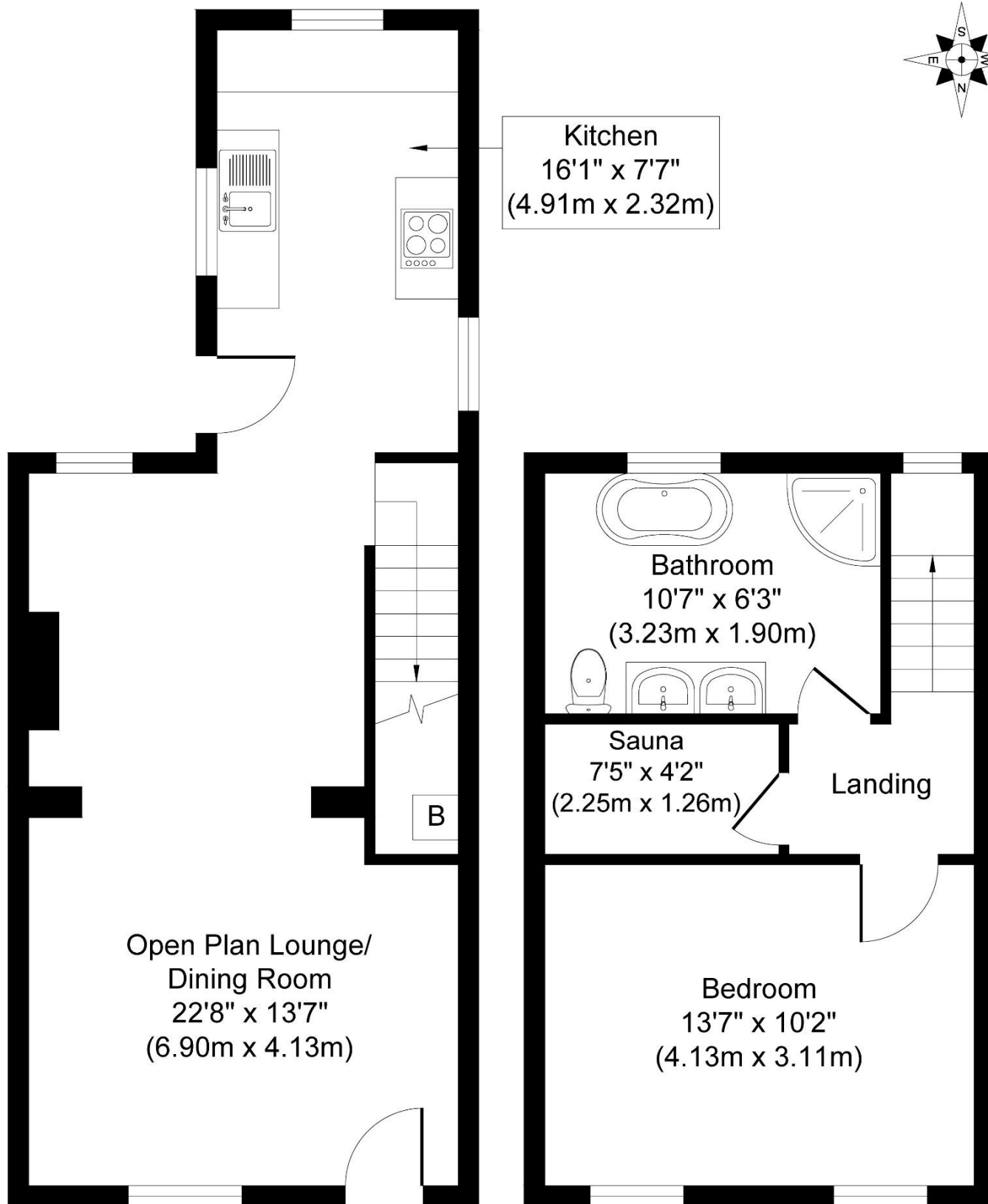
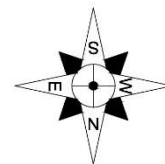
This is a highly confidential sale and we ask prospective purchasers to please respect the confidentiality involved in the sale of this business and therefore request that viewings are arranged via ourselves by telephoning our offices.

These descriptive particulars have been prepared by ALAN J PICKEN based on information provided by our client and they do not constitute any part of an offer or contract. A condition of accepting these descriptive particulars is that all offers are subject to contract and all negotiations, payments of deposits etc. will be conducted through ALAN J PICKEN who have sole selling rights. We have not tested the services where applicable, appliances or specific fittings and no warranty is given. Any intending purchaser or lesser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

CALL ALAN J PICKEN  
01943 609451

✉ info@alanjpicken.co.uk  
💻 www.alanjpicken.co.uk

📍 21 The Grove  
Ilkley  
West Yorkshire  
LS29 9LW



**Ground Floor**  
**Approximate Floor Area**  
**413 sq. ft**  
**(38.45 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**306 sq. ft**  
**(28.49 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

The  | **SYKES HOLIDAY COTTAGES** family

PRESENTED TO

*The Snug*

FOR ACHIEVING A PERFECT 10 RATING  
BASED ON EXCELLENT CUSTOMER FEEDBACK FOR THE PERIOD

*April 2023 - June 2023*

CONGRATULATIONS ON THIS FANTASTIC ACHIEVEMENT

Celebrating excellence amongst our owners

*Bev*

**Bev Dumbleton**  
Chief Operating Officer



PART OF  | **SYKES HOLIDAY COTTAGES**



CONGRATULATIONS ON BECOMING A SYKES STAR

**The Snug**

Yorkshire Dales

Awarded for achieving the 'Perfect 10' three times during 2023  
In recognition of your hard work and outstanding customer feedback

*Bev*

**Bev Dumbleton**  
Chief Operating Officer