



Swaledale Woollens Muker, Richmond, DL11 6QG  
**Offers over £325,000**



# Swaledale Woollens Muker, Richmond, DL11 6QG

Very Desirable LIFE-CHANGING Opportunity: Prominent SHOP with LIVING ACCOMMODATION in the heart of the beautiful Yorkshire Dales. For Sale with NO ONWARD CHAIN, & Business for Sale also - Please Ask. 7.98m (26'2") Double-fronted Main SHOP etc., AREA, OFFICE, 2 STOREROOMS & WASHROOM/WC; Upstairs are currently 2-3 BEDROOMS, a KITCHEN & a BATH/SHOWER ROOM. UPVC Double-Glazing & Oil Central Heating (New boiler 20XX). Stone-flagged front & small rear Patio Area. ESSENTIAL VIEWING....!!

MUKER has changed little over time & is one of the area's most popular destinations. The scenery is SPECTACULAR & there are amazing places to explore: the drive over the famous Buttertubs Pass & renown walks to suit all: Alf White's (James Herriot's) favourite walk on nearby Kisdon Hill & Black Hill, The Coast to Coast, the Pennine Way & the Herriot Way - plus great cycling. Muker is famous for its internationally important species-rich hay meadows, now designated a Site of Special Scientific Interest (SSSI) NB: Muker is pronounced 'MEW-ker'.

## Main SHOP AREA 7.98m x 3.82m (26'2" x 12'6")

A great creative space ideal for several uses. with potential to extend (See floor plan). Feature cast fireplace, ceiling beams, shelved nooks & exposed stonework. 2 UPVC double-glazed sash windows to front, closed doorway to REAR HALL & door to:

## OFFICE 3.21m x 2.60m (10'6" x 8'6")

Ceiling beam, UPVC double-glazed sash window & door to side, doors to INNER HALL &:

## WASHROOM/WC 1.57m min x 1.31m (5'1" min x 4'3")

Washbasin, WC & window to rear.

## STOREROOM 1. 2.64m x 2.56m (8'7" x 8'4")

Ceiling beams & exposed ceiling timbers. 2 UPVC double-glazed windows to side.

## INNER HALL

Staircase to first floor with sizeable storage area under & doorway to:

## STOREROOM 2. 2.66m x 2.09m (8'8" x 6'10")

UPVC double-glazed window to rear.

## FIRST FLOOR Half LANDING

UPVC double-glazed door to outside.

## FIRST FLOOR LANDING

## KITCHEN (VIEWS) 2.66m x 2.14m (8'8" x 7'0")

Fitted wall & floor units with worktops & inset sink. Integrated oven/grill & ceramic hob with extractor over. UPVC double-glazed window to rear with fine views.

## SITTING ROOM/BEDROOM 1. 4.20m max x 3.82m (13'9" max x 12'6")

Feature cast fireplace & UPVC double-glazed sash window to front.

## BEDROOM 2. 3.82m x 3.21m (12'6" x 10'6")

Feature cast fireplace, shelved nook & UPVC double-glazed sash window to front.

## INNER LANDING

Built-in double cupboard with hot-water cylinder.

## BEDROOM 3. 2.76m x 2.55m (9'0" x 8'4")

Beamed ceiling & Velux window.

## BATH/SHOWER ROOM 2.50m x 1.63m (8'2" x 5'4")

Contemporary suite with 'P-shaped' bath with shower-bar over, washbasin & WC. UPVC double glazed window to side.

## OUTSIDE FRONT

Stone-flagged patio area with low stone boundary wall & flower/shrub borders. Side access to:

## OUTSIDE REAR

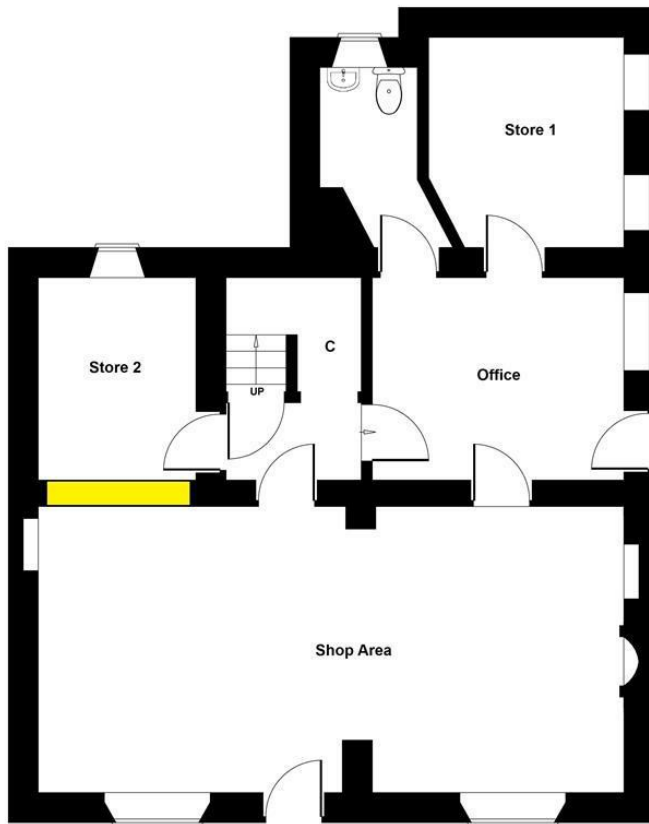
Small gravelled area with great views & oil boiler.

## NOTES

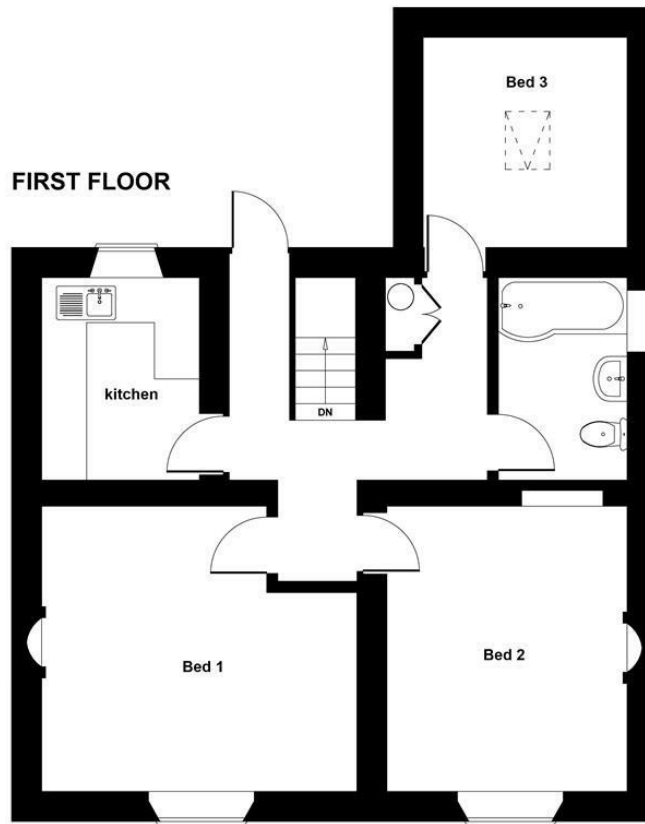
- (1) Freehold
- (2) Council Tax Band: Apartment: A
- (3) Business Rates: Current Rateable Value (1st April 2023 to present) £5,600. NB: Small Business Rate Relief is 100% for properties with a rateable value under £11,999. This applies if you occupy only 1 property with a rateable value of under £15,000, or you occupy one main property with a rateable value of under £15,000 & other additional properties. Each additional property must have a rateable value of £2,899 or less & the total rateable value of all your properties is £19,999 or less. Small business rate relief is only available for occupied properties. You must be the ratepayer or a person authorised to act on behalf of the ratepayer to submit an application for small business rate relief.
- (4) CEPC: 90-D
- (5) Shared side access.



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SHOP & PREMISES



APARTMENT

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
 Produced by Potterplans Ltd. 2025

## 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 |         |           |

**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 |         |           |

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