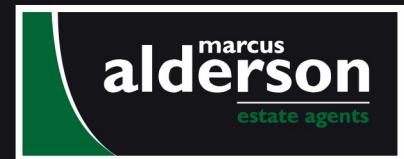




Old School Art Gallery & Craft Centre, Muker, Swaledale, DL11 6QG



TURN YOUR DREAMS INTO REALITY - A SUPERB OPPORTUNITY suitable for an Owner-occupier, an Investor, or a SIPP purchase (Self-Invested Personal Pension). No Previous Experience Needed & For Sale with NO ONWARD CHAIN. 185sqm (1,991sqft) of fabulous & flexible LIVE-WORK space, in the most sought-after of Swaledale villages - a true tourist destination. The property is prominently situated, 2 doors down from the famous Farmers Arms community pub.

Currently: 3 sizeable CRAFT SHOP, RETAIL & GALLERY AREAS, Catering KITCHEN & WASHROOM/WC; Huge 7.83m x 5.65m (25'8" x 18'6") vaulted main LIVING AREA (or extra STUDIO etc space) with multi-fuel stove, 2 double BEDROOMS & SHOWER ROOM. Landscaped GARDENS with fine views & outside STORES – Highly Recommended.

NB: Business also available as a GOING CONCERN (Website included; SAV, sold separately) with mentoring period if required – please ask.

MUKER has changed little over time & is one of the Yorkshire Dales National Park'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'.

Offers over £450,000



NOTES (1)

(1) It's been a successful business for over 40 years, with 9 years under the current owners who have expanded the business. There is scope to further increase turnover by adding e-commerce to the website & exploiting the café side.

(2) There is character everywhere (The Old School dates from the 17th Century) & the property has been sympathetically modernised by the current owners.

(3) Current Rateable Value (1st of April 2023 to present) is £10,250, which qualifies for 100% Small Business Rate Relief - if you don't have other rateable properties. No RATES PAYABLE.

Stone flagged RECEPTION AREA 4.29m x 1.79m (14'0" x 5'10")

Main CRAFT SHOP & RETAIL AREA 7.73m x 5.61m (25'4" x 18'4")

RETAIL/GALLERY AREA 5.46m av x 4.29m (17'10" av x 14'0")

COFFEE AREA/GALLERY AREA 3.78m av x 3.89m (12'4" av x 12'9")

Extra retail space & previously used as café space.

Catering KITCHEN 3.66m x 1.95m min (12'0" x 6'4" min)

Non-slip commercial flooring & hygienic wall cladding, stainless steel unit & sink. Hot-water boiler.

WASHROOM/WC

Washbasin & separate WC.

FIRST FLOOR

Accessed via external stone stairs.

Main Open-Plan LIVING AREA 7.83m max x 5.65m (25'8" max x 18'6")

A fabulous truss-vaulted room with multi-fuel stove & kitchen area.

SHOWER ROOM 2.14m x 2.06m (7'0" x 6'9")

(Included in above measurements) Power-shower, washbasin & WC. Airing cupboard with hot-water cylinder.

DRESSING AREA 2.81m x 1.62m (9'2" x 5'3")

Currently used an OFFICE.

BEDROOM 1. 4.34m x 4.27m (14'2" x 14'0")

Including built-in wardrobes & dresser.

EN SUITE

Washbasin & WC.

BEDROOM 2. 2.83m x 2.55m (9'3" x 8'4")

OUTSIDE REAR

Beautifully landscaped walled gardens with great views to the fells, & a large decked area. Side access to front. UTILITY/STORE (1.90m x 1.22m/6'2" x 4'0") with plumbing for washing machine & GARDEN STORE (2.71m x 2.14m av/8'10" x 7'0").

NOTES (2)

(1) Freehold

(2) Mains water, electricity & drainage.

(3) Rateable Value – See above., Council Tax on accommodation: B

(4) EPCs: TBC

(5) OPENING TIMES: The business opens 7 days a week throughout peak season (April - October), & 3-4 days a week in winter months: currently closed after the New Year & re-opened in the Spring.

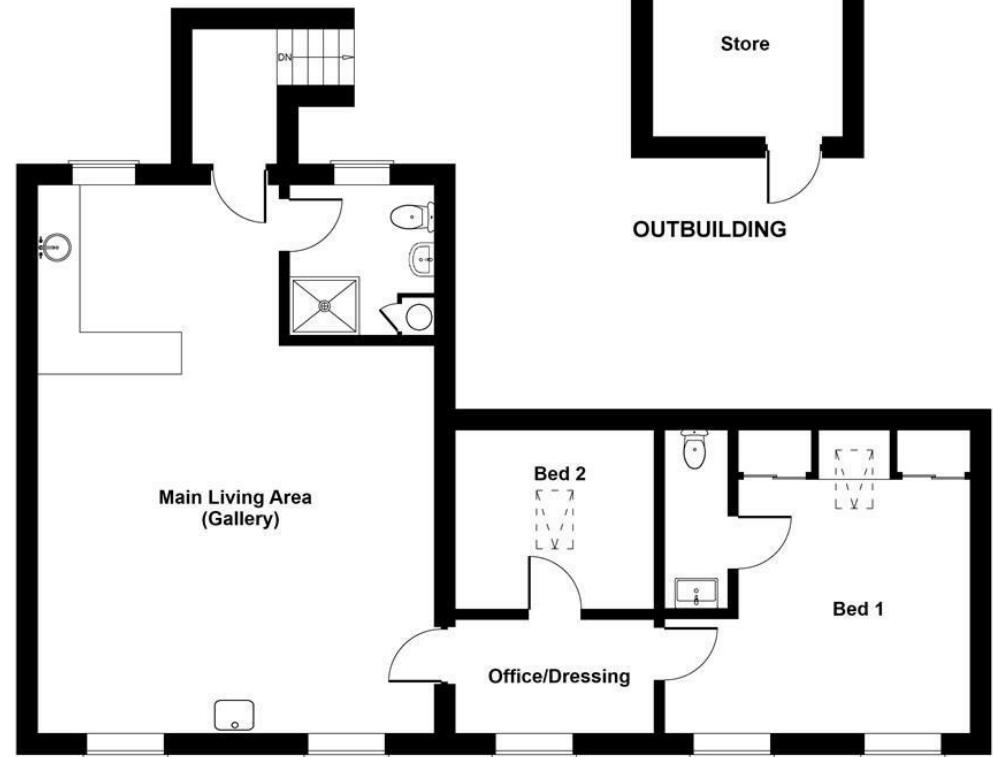
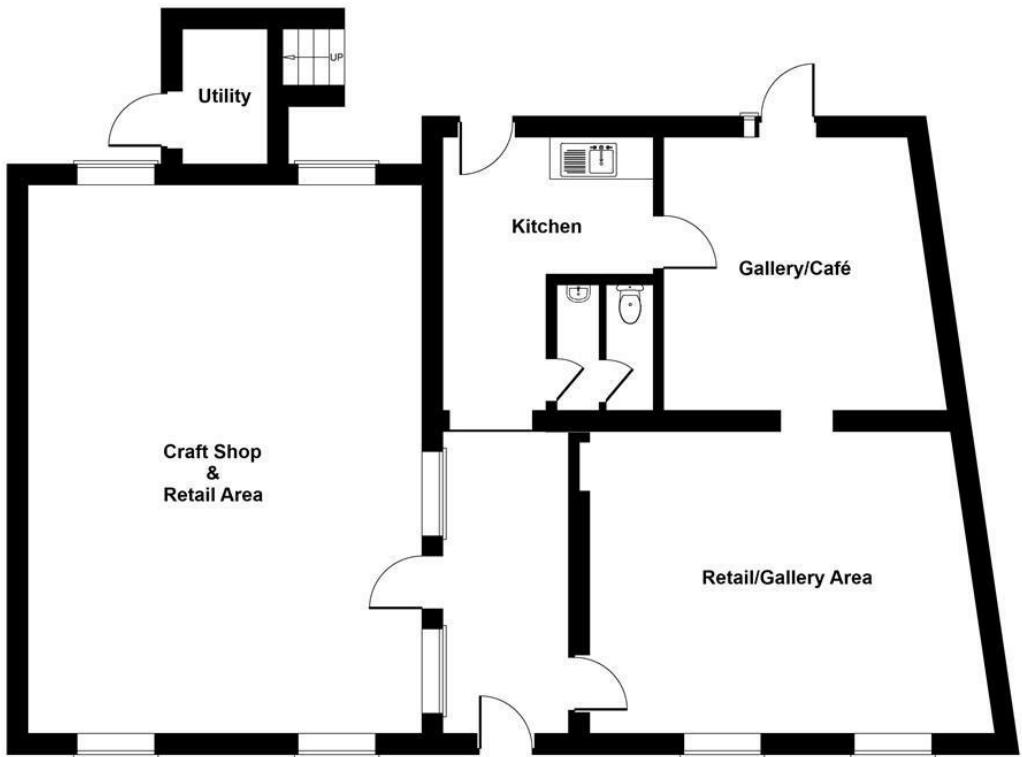


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Gallery - across
the garden



FIRST FLOOR

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	