



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

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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 as 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.

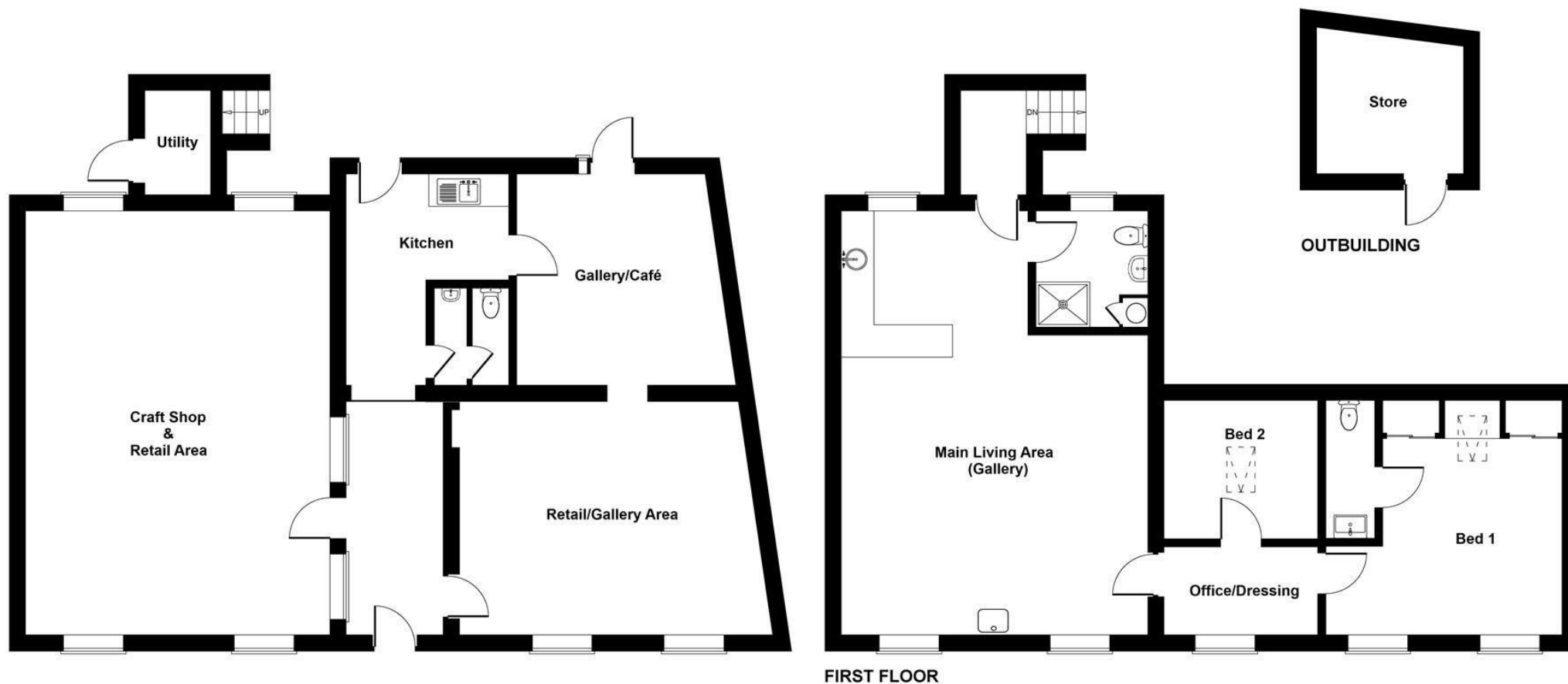




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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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	