



## YOREDALE HOUSE

AYSGARTH, WENSELYDALE, DL8 3AE

£450,000  
FREEHOLD

A Rare and Exciting Lifestyle Business Opportunity within the heart of Wensleydale comprising a prominently located Established Tea Room and Bed and Breakfast set within an attractive three storey Victorian property in the desirable village of Aysgarth. Entrance Porch, Hall, Tea Room, Kitchen, Store Room (Potential Further Tea Room/Shop Space), 3 En-Suite Letting Bedrooms, Owners Accommodation comprising Lounge, 2 Bedrooms and Shower Room/WC, Tea Room Side Garden, Private Rear Garden, Outside Stores, Calor Gas Fired Central Heating, Double Glazing. RV £8,900. Council Tax Band A. EER C58. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967

# YOREDALE HOUSE

- Rare and Exciting Lifestyle Business Opportunity
- Prominently located Established Tea Room and Bed and Breakfast
- 3 En-Suite Letting Bedrooms
- Tea Room and Garden
- Desirable village of Aysgarth.
- 2 Bedroom Owners Accommodation



## DESCRIPTION

A Rare and Exciting Lifestyle Business Opportunity within the heart of Wensleydale comprising a prominently located Established Tea Room and Bed and Breakfast set within an attractive three storey Victorian property in the desirable village of Aysgarth. Entrance Porch, Hall, Tea Room, Kitchen, Store Room (Potential Further Tea Room/Shop Space), 3 En-Suite Letting Bedrooms, Owners Accommodation comprising Lounge, 2 Bedrooms and Shower Room/WC, Tea Room Side Garden, Private Rear Garden, Outside Stores, Calor Gas Fired Central Heating, Double Glazing. RV £8,900. Council Tax Band A. EER C58. NO ONWARD CHAIN.

## THE PROPERTY

The property has been successfully run as a Hamilton's Tea Room and Yoredale Guest House by the owners since 2006, and it fronts onto the busy A684 main road which leads through Wensleydale with the dale receiving a high volume of tourism. The famous Aysgarth falls are nearby. There is village parking opposite the property. The property is well presented and was re-roofed in 2018. The market towns of Hawes and Leyburn are 9 miles and 8 miles away respectively. Accounts are available upon request.

## ENTRANCE PORCH

Ceramic tiled floor. Upvc double glazed windows to either side. Oak front door with double glazed panel. Double glazed door to Hall.

## HALL

2 radiators, coving, picture rail, ceramic tiled floor, stairs to first floor. Glazed door to Tea Room. Doors to Entrance Porch, WC, Kitchen and Store Room.

## WC

Wash hand basin in vanity unit with white gloss cupboard, wc, half pine panelled walls, extractor fan, ceramic tiled floor. Door to Hall.

## TEA ROOM

Coving, ceiling halogen spotlights, 2 radiators, ceramic tiled floor. Large double glazed windows to front. Double glazed external door to front. Doors to Kitchen and Hall.

## STORE ROOM (POTENTIAL FURTHER TEA ROOM/SHOP AREA)

Radiator, brick chimney breast with oak mantle, ceramic tiled floor. Double glazed window to side. Door to Hall.

## KITCHEN

Tiled surrounds, stainless steel sink unit, laminate work surfaces, fitted cupboards and drawers, space for calor gas range cooker, shelved pantry cupboard, ceiling hatch to void above the kitchen. Doors to Café, Hall and Rear Porch. Windows to Rear Porch.

## REAR PORCH

Wall mounted calor gas fired combi boiler. Glazed external door to rear. Door to Kitchen. Windows to kitchen.

## LANDING

Coving, radiator. Doors to Bedrooms 1, 2 and 3, and Store Room.

## BEDROOM 1

Coving, picture rail, built in wardrobe, tv point, radiator. Upvc double glazed window to side. Doors to En-Suite Shower Room and Landing.

## EN-SUITE SHOWER ROOM/WC

Tiled surrounds, pedestal wash hand basin, mirror, electric shaver point, large shower cubicle, extractor fan, wc, heated towel ladder, ceiling halogen spotlights, beech effect laminate floor. Door to Bedroom 1.

## BEDROOM 2

Coving, picture rail, tv point, radiator. Upvc double glazed windows to front and side. Doors to En-Suite Shower Room and Landing.

## EN-SUITE SHOWER ROOM/WC

Tiled surrounds, pedestal wash hand basin, mirror, electric shaver point, corner shower cubicle, extractor fan, wc, heated towel ladder, ceiling halogen spotlights, oak effect laminate floor. Door to Bedroom 2.

## BEDROOM 3

Coving, picture rail, tv point, radiator. Upvc double glazed window to front. Doors to En-Suite Shower Room and Landing.

## EN-SUITE SHOWER ROOM/WC

Tiled surrounds, wash hand basin in vanity unit with beech effect cupboard, mirror, electric shaver point, large shower cubicle, extractor fan, wc, heated towel ladder, ceiling halogen spotlights, beech effect laminate floor. Door to Bedroom 3.

## STORE ROOM

Ceiling halogen spotlights, radiator. Double glazed window to rear. Door to Landing.

## SECOND FLOOR OWNERS ACCOMMODATION

The owners use this floor for their accommodation and comprises:

## LANDING

Radiator, cupboard with plumbing for washing machine, double glazed window. Doors to Lounge, Bedroom 4, Bedroom 5 and Shower Room/WC.

## LOUNGE

Maximum depth into eaves. Radiator, cast iron fireplace grate, pine boarded ceiling, built in cupboard with access to under eaves storage. Double glazed Velux window. Double glazed window to side. Door to Landing.

## BEDROOM 4

Maximum depth into eaves. Radiator, pine boarded ceiling. Double glazed window to side. Door to Landing.

## BEDROOM 5

Maximum depth into eaves. Radiator, pine boarded ceiling, built in wardrobe with access to under eaves storage. Double glazed Velux window. Door to Landing.

#### SHOWER ROOM/WC

Oak effect laminate floor, tiled surrounds, wash hand basin in vanity unit, electric shaver point, corner shower cubicle, wc, heated towel rail/antique style radiator, ceiling LED spotlights, airing cupboard containing insulated unvented hot water cylinder, storage cupboard. Double glazed window to rear. Door to Landing.

#### LAUNDRY ROOM

Stainless steel one and half bowl sink unit, laminate work top, oak effect cupboards, tumble dryer space, pine boarded ceiling. Double glazed window to rear. Sliding door to Landing.

#### OUTSIDE

To the Front  
Stone flags.

Low Maintenance Tea Room Side Garden

Enclosed by privet hedgerow and iron railings, and providing ample seating, stone flags, gravel chippings, flower beds.

To the Rear

Gravel path leading to private gravel garden with flower beds providing panoramic views across the dale.

Various outside stores

5'4" x 6'7"

3'6" x 7'0"

9'10" x 7'0"

10'10" x 7"

#### SERVICES

Mains electricity, water and drainage. Heating is calor gas fired central heating

#### GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 90787.

Local Authority - North Yorkshire Council – Tel: 0300 1312131

[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Broadband and Mobile Phone Coverage – please check using this website

<https://checker.ofcom.org.uk>

Property Reference – 18623594

Particulars Prepared – June 2024.

#### IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.

ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.

iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.

iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

#### FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

#### FREE IMPARTIAL MORTGAGE ADVICE

#### CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

A life assurance policy may be required. Written quotation available upon request.

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## ADDITIONAL INFORMATION

**Local Authority** – North Yorkshire Council

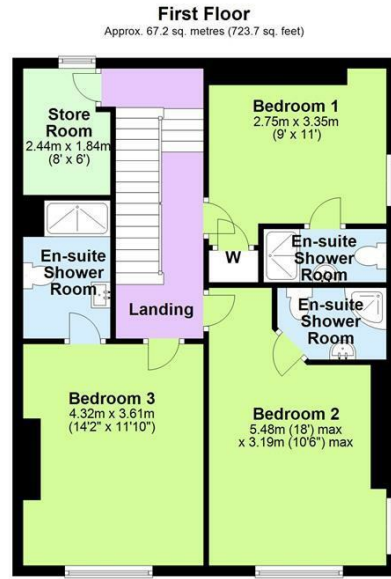
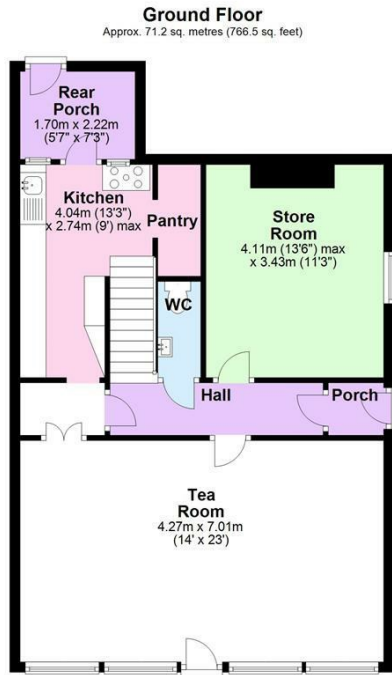
**Council Tax** – Band A

**Viewings** – By Appointment Only

**Floor Area** – 2213.00 sq ft

**Tenure** – Freehold





Total area: approx. 205.7 sq. metres (2213.9 sq. feet)



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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**NORMAN F. BROWN**

Est. 1967