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DAVID HILL



## Old Hill Inn Chapel-le-Dale Ingleton LA6 3AR

An exciting opportunity to acquire this historic country Inn offering tremendous scope and potential, comprising a characterful and welcoming bar, letting rooms and living accommodation, a detached stone barn with full planning for conversion, two luxury pods, touring caravan park and a camping field with the site extending in total to about 3.28 acres.

This landmark property enjoys a prominent roadside position adjacent to the renowned 'Three Peaks Trail' and a stones throw from the iconic Ribble Head Viaduct set amidst some of the Yorkshire Dales most stunning countryside.

Guide Price £875,000

# Old Hill Inn Chapel-le-Dale Ingleton LA6 3AR

• Ingleton 4.5 miles • Settle 13.5 miles • Kendal 24.5 miles • Lancaster 23 miles • Skipton 30 miles • Leeds 58 miles

## Location

The Old Hill Inn is situated in the small hamlet of Chapel-le-Dale about 4.5 miles north of the village of Ingleton. The busy and popular village of Ingleton is situated on the A65, 19 miles south of Kendal and 18 miles east of Lancaster and the M6 motorway. The village provides a good range of shops, pubs and eateries and has a primary school. There is an outdoor swimming pool and a climbing wall for the more adventurous as well as being home to the renowned Waterfall Trail. Secondary schooling can be found in either Kirkby Lonsdale or Settle, together with a broader range of services.

## Description

This historic country Inn, parts of which date back to 1615, provides extensive and versatile accommodation full of charm and character from its welcoming lounge bar with boarded floor and log burner to its cosy guest rooms with exposed beams. In addition to the two letting guest bedrooms there is generous private accommodation providing a further five bedrooms together with private living space, kitchens and preparation areas.

Adjacent to the principal building is a substantial detached stone barn which benefits from full planning permission for conversion to form a separate four bedroom local occupancy dwelling and/or holiday let. Application No: C/45/673.

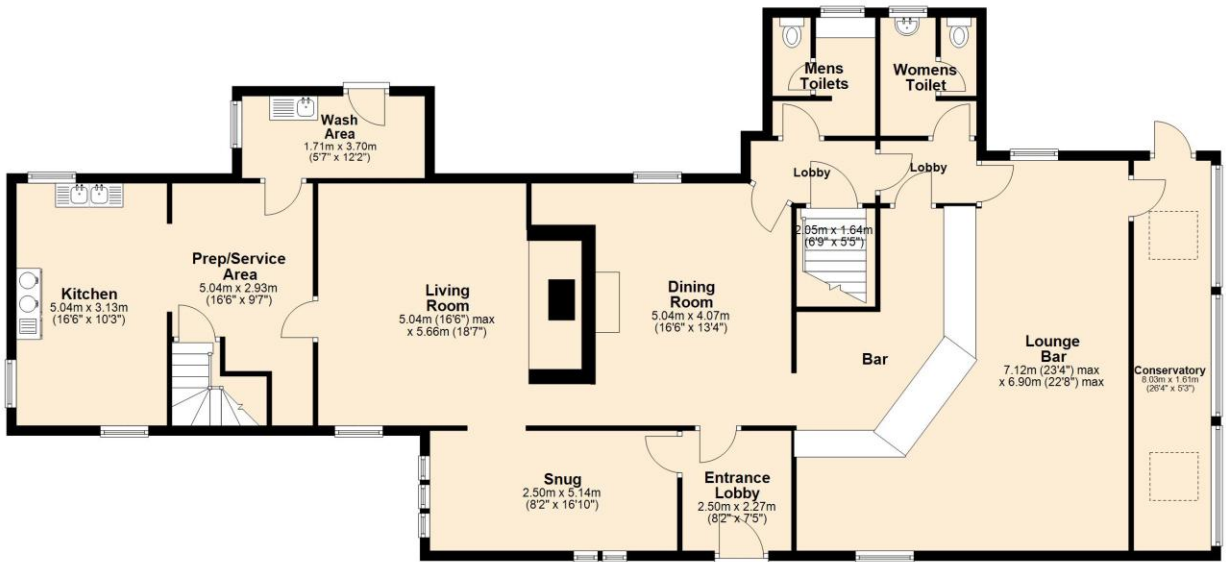
To the side of the barn are two luxury glamping pods with permission approved for a further two.

Within the field in front of the barn is a hardstanding with electric hook up points for ten touring caravans, with the lower field extending to about 1.32 acres having consent for use as a camping field.

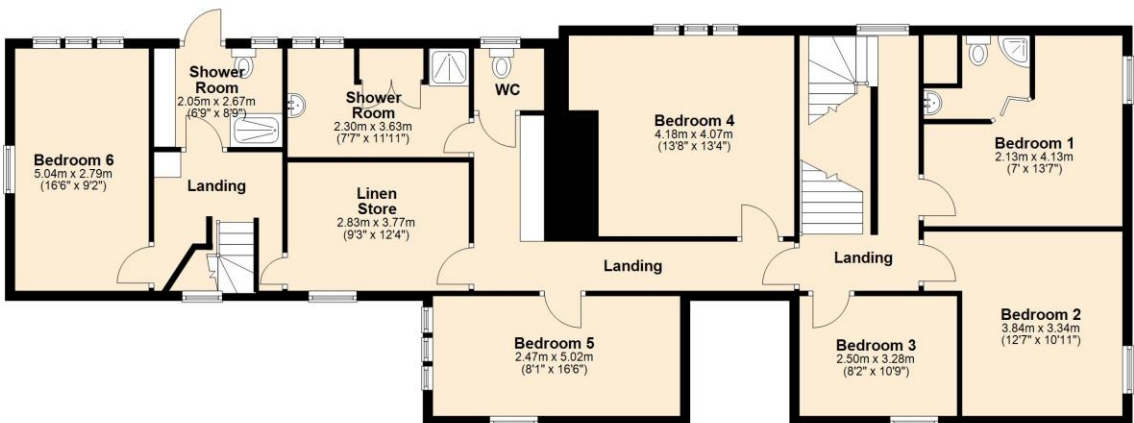
Although now requiring a degree of refurbishment The Old Hill Inn offers tremendous potential and is sure to appeal to those looking for a property offering an opportunity for a lifestyle change and a chance to grow and expand a business.



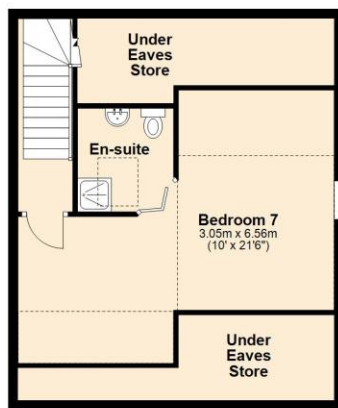
**Ground Floor**  
Approx. 190.9 sq. metres (2055.0 sq. feet)



**First Floor**  
Approx. 150.3 sq. metres (1618.0 sq. feet)



**Second Floor**  
Approx. 52.0 sq. metres (560.0 sq. feet)



Total area: approx. 393.3 sq. metres (4233.0 sq. feet)





## Services

We understand the property to be connected to mains water and mains electricity with drainage to a septic tank.

## Energy Rating

To be confirmed

## Tenure

Freehold. Vacant possession on completion.

## Business Rates

Public house & premises - current Ratable value £10,000 (small business multiplier 0.499)

## Directions

From Skipton head north west on the A65 signed to Kendal and continue to Ingleton. In Ingleton village turn right off the A65 onto Croft Road signed to Hawes (B6255) and continue for about 4.5 miles passing Ingleton Quarry and White Scar Caves, where the Hill Inn can be found on the right. A David Hill for sale sign has been erected.

The New Ship, Mill Bridge, Skipton, BD23 1NJ

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