



## Craven Heifer Hotel

Main Road, Stainforth, Settle, North Yorkshire, BD24 9PB

**Tenure:** Freehold

**Price:** £350,000

**Ref:** 96393

**Sidney  
Phillips**  
Leisure & Hospitality Specialists



## Key Features

- Picturesque Yorkshire Dales village
- Two hundred year old country pub
- Three-section trade area (74)
- Six en suite letting rooms
- Two bedroom owners' accommodation
- Trade patio (35) and car park (8)

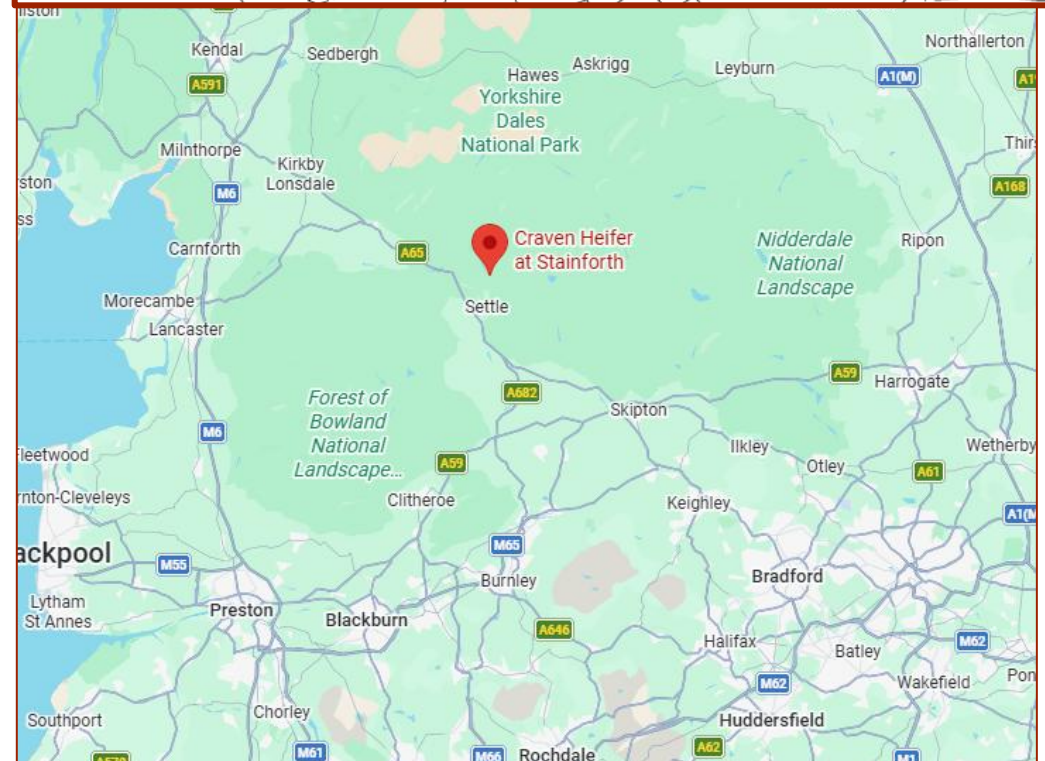
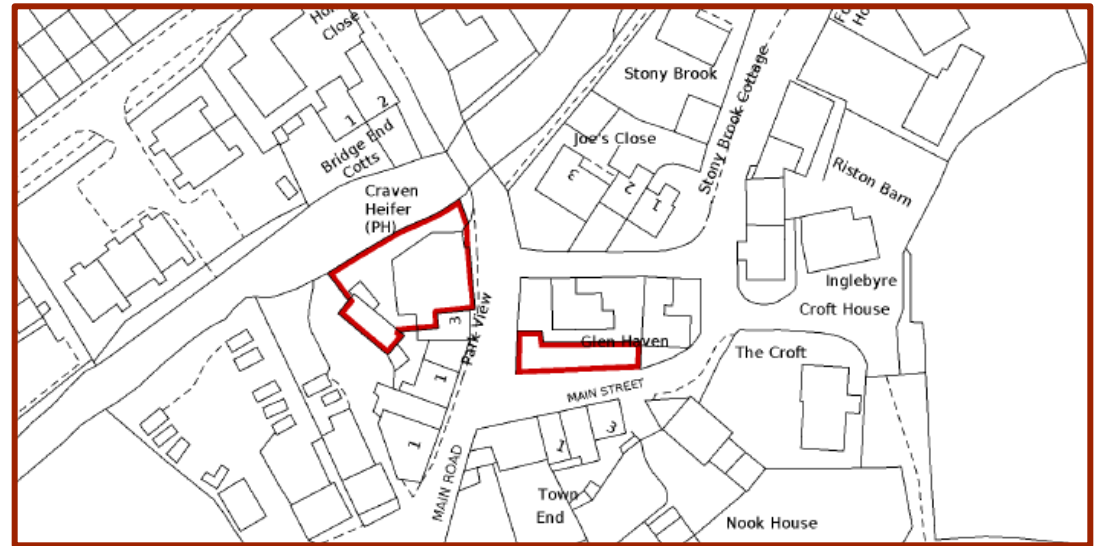
## Location

The Craven Heifer is located in the pretty village of Stainforth which is in the Yorkshire Dales National Park, east of the River Ribble. The village is nestled under Stainforth Scar and is 2.5 miles north of the historic market town of Settle. At the heart of the Yorkshire Three Peaks, this is a perfect destination for hiking, cycling and other outdoor pursuits. Local attractions include Stainforth Force, a waterfall popular in the autumn for its migration of wild salmon, and Catterick Force, magical waterfall and pool that is perfect for wild swimming. Furthermore, the Pennine Bridleway runs through the village.

Stainforth lies just off the B6479 which links to the A65 which provides connections to Kendal to the north-west and Skipton and Lancashire to the south.

## The Property

The Craven Heifer holds an end-terrace position and is set over two storeys. It has whitewashed elevations under a pitched slate roof. The public house dates from the 19th century and has a multi-room layout with much character and charm. There are stained glass windows to the front of the building and pictures of The Craven Heifer Cow adorning its walls. In addition, the property has six en suite letting rooms and an owners' flat with two bedrooms (one of which is currently used as an office). The property briefly comprises:



## Trade Areas

ENTRANCE HALLWAY with flagstone flooring. To the left is a DINING AREA with LTV flooring, a stone fireplace, a hatch to the bar and loose dining seating for 14. An additional DINING ROOM/BREAKFAST ROOM has flagstone flooring, a brick fireplace with log burner, access to the trade patio, a breakfast station and seating for 20. There is a PREP AREA offset.

MAIN BAR, again with flagstone flooring, a stone feature fireplace, and perimeter and loose seating for 40. The main bar also includes a raised SNUG AREA with carpet flooring and a brick constructed, wood topped BAR SERVERY with well-equipped back bar. LADIES' and GENTLEMEN'S TOILETS off the main bar.

The TRADE KITCHEN is a good size. It has Altro nonslip flooring and is fully equipped with catering appliances. There is access to the rear garden from the kitchen.

The basement CELLAR is accessed via a hatch behind the bar and has a beer drop.

## Owners' Accommodation

Located on the first floor, comprising: LOUNGE, MASTER BEDROOM, DOUBLE BEDROOM/OFFICE and SHOWER ROOM with WC.

## Letting Accommodation

At first floor level are six cosy, en suite letting rooms which range from singles to family rooms. All benefit from tea and coffee making facilities, comfortable beds, TVs and free Wi Fi.





## External

A riverside seating area to the side of the building leads to a raised PATIO AREA with pergola. Seating for 35 in total.

OUTBUILDINGS which include a UTILITY ROOM and a large STOREROOM with walk-in fridge.

There is an additional stone constructed outbuilding which comprises a LOUNGE/DOUBLE BEDROOM with EN SUITE SHOWER ROOM and a separate LOUNGE with small KITCHENETTE. To the front of the outbuilding is a patio with a raised decking area.

CAR PARK: located across the road from the pub with space for 8 vehicles.

## The Business

The public house is let on a traditional Pub Company style lease and therefore no trading accounts are available. Prospective purchasers will need to reach their own conclusions as to the potential trade and profitability which can be enjoyed at this outlet.

The Craven Heifer is a traditional country pub offering classic food and drink in a cosy environment in the heart of the Yorkshire Dales. It benefits from high levels of footfall thanks to the walkers and tourists who visit the area. There are also many holiday homes and holiday parks/campsites in the vicinity.

It is our opinion that this opportunity would suit an experienced chef or a family team who wish to live in a spectacular location and aspire to the perfect work/life balance. Alternatively, the property may suit change of use to a C3 dwellinghouse, to multiple cottages or to one large family home, subject to the relevant planning permissions.



Tenure & Price

**FREEHOLD £350,000** to include fixtures and fittings.

The Property is elected for VAT. VAT will be levied on 90% of the sale price at the standard rate. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

A Premises Licence is held.

Current Opening Hours

Monday to Wednesday: closed

Thursday: 12:30 – 22:00

Friday and Saturday: 12:30 – 23:00

Sunday: 12:30 – 17:00

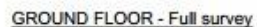
Services

Mains electricity, water and drainage are connected. LPG for kitchen and heating.

Rateable Value: £17,000 as at 1<sup>st</sup> April 2026.

Local Authority: Craven District Council.





**KEY**

- fishercad**
- Fishercad Services Ltd  
4-6 Poplar Court  
Union Street  
Bridgton  
Cannock  
Staffordshire  
WS11 3JR
- Tel: 01543 504543  
Fax: 01543 467117  
Email: [drawing@fishercad.co.uk](mailto:drawing@fishercad.co.uk)
- Services**
- Web Site: [fishercad.co.uk](http://fishercad.co.uk)

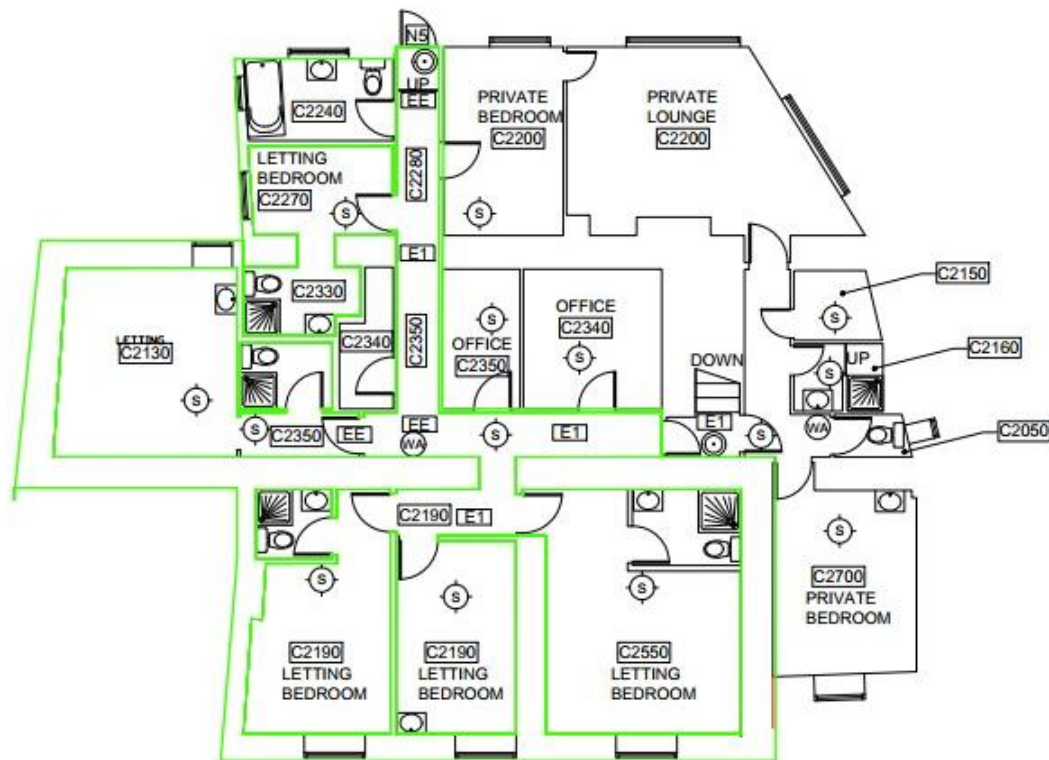


**THWAITES**  
BREWERY  
"PROGRESS WITH TRADITION"

|           |                                                  |
|-----------|--------------------------------------------------|
| JOB TITLE | CRAVEN HEIFER HOTEL<br>STAINFORTH, YORKSHIRE     |
| DRAWING   | GROUND & FIRST FLOOR LAYOUT<br>FOR PUB LICENSING |

|         |               |       |
|---------|---------------|-------|
| SCALE   | DATE SURVEYED | DRAWN |
| 1:100   | MAR. '05      | JK    |
| PROJECT | DRAWING NO.   | REV.  |





It how the information was gathered and drawn

Check Survey - Information has been drawn up from original paper drawings and then checked on site and modified accordingly.

Full Survey - Complete on site survey carried out

#### KEY

- General Fire Notice
- Staff Fire Notice
- Fire Door Keep Locked sign
- Fire Exit Keep Clear sign
- Fire Door Keep Locked sign
- Fire Blanket
- Dry Powder Fire Extinguisher
- Carbon Dioxide Fire Extinguisher
- Foam Fire Extinguisher
- Water Fire Extinguisher
- Emergency Light Fitting
- Emergency Exit Sign
- Heat Detector
- Smoke Detector
- Break Glass Call Point
- Fire Alarm Sounder
- Fire Alarm Panel
- Amusement with Prizes
- Skill with Prizes
- Cash machines
- Play Phone
- Joke Box
- Cigarette M/C
- Sale of Alcohol
- Regulated Entertainment
- Areas for Consumption of Alcohol
- Late Night Refreshment

provided by the following



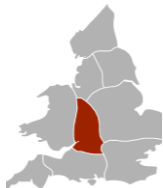
THW  
CRANEN HEFER  
STAINFORTH

GENERAL PLAN LAYOUT  
FOR PUB LICENSING SHOWING  
FIRST FLOOR LETTING BEDROOMS

|                |                        |                           |
|----------------|------------------------|---------------------------|
| SCALE<br>1:100 | DATE REVISED<br>MAR 05 | DESIGNED BY<br>FISHERSCAD |
|----------------|------------------------|---------------------------|







## Midlands

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## Wessex

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## Europe

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## Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

## Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.