



## **4 Gale Green Barn Near Westhouse, Ingleton, LA6 3NJ** **Offers In The Region Of £299,950**

4 Gale Green Barn is a stunning mid-terrace barn conversion with breath-taking countryside views. Set over three floors, it features a well-appointed kitchen, spacious sitting room, versatile office space, and two generous bedrooms with a luxurious shower room.

Outside, there is ample designated parking, including space for a motorhome, along with a beautifully maintained garden and useful storage areas.

A rare opportunity to enjoy rural charm with modern comforts in an unbeatable location.



#### 4 Gale Green Barn

Welcome to 4 Gale Green Barn—a stunning mid-terrace barn conversion nestled in a picturesque location, offering breath-taking views of open countryside and the Forest of Bowland.

This beautifully presented property spans three floors and is in excellent order throughout. On the ground floor, the entrance hall leads to a well-appointed kitchen and dining room, accompanied by a convenient ground-floor cloakroom and a useful utility cupboard. The first floor features a light and airy sitting room, complemented by a versatile office space or an additional reception room, providing the perfect space for relaxation or entertaining. On the second floor, two generously sized bedrooms and a recently installed, luxurious three-piece bathroom suite complete the accommodation.

The property benefits from solar panels with a feeding tariff. The system also offers the potential for further optimisation with the addition of battery storage.

Externally, the property boasts generous designated parking spaces suitable for multiple cars or caravan / motorhome, a beautifully maintained drystone wall-enclosed garden, and several useful storage areas.

Whether you're seeking a peaceful retreat or a charming home in a rural setting, 4 Gale Green Barn is a rare gem that combines character, modern comforts, and an unbeatable location.

#### Property Information

Tenure: Freehold

Council Tax Band: C

EPC Rating: D

Heating: Solar panels (owned) feeding tariff paid thrice for any surplus energy created

Drainage: Shared septic tank (shared with 5 properties)

Water: Mains

Parking: Designated parking for 2-3 cars - suitable for caravan / motorhome.

Broadband: TBC

Installations: Quality UPVC front door with glazed panels - installed 2024

#### Ground Floor

#### Entrance Hall

Stone flagged floor, radiator, fitted store cupboard, staircase to first floor, newly installed quality UPVC front door with glazed panels.

#### Cloakroom

Stone flagged floor, WC, wash basin, extractor fan, consumer box.

#### Utility Cupboard

Utility cupboard, housing washing machine.

#### Kitchen Diner 16'6" x 10'9" (5.03 x 3.3)



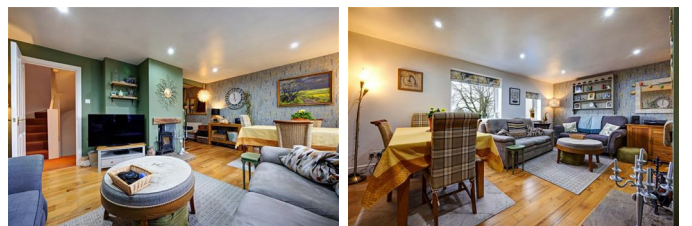
Spacious and light kitchen dining room. Tiled floor with under floor heating, fitted kitchen units with a range of wall and base units with complementary worktop, plumbing for dishwasher, recently fitted integrated double oven, hob with extractor over, space for fridge, 1.5 stainless steel sink with drainer, built in coat cupboard, sliding patio doors to front.

#### First Floor

#### Landing

Staircase to ground and second floor, fitted carpet, window to reception room two with etched glass.

#### Sitting Room



Spacious and light first floor sitting room enjoying views to open countryside. Wood flooring, multi-fuel stove with stone hearth

and wooden mantle, radiator, two double glazed windows to the front aspect, through room to further reception room.

### Reception Room Two



Flexible room with access to rear patio. Wood flooring, radiator, fitted cupboard, internal window to landing, double glazed stable door to rear.

### Second Floor

#### Landing

Staircase to ground and second floors. Fitted carpet, Velux window, storage cupboard.

#### Becroom One



Spacious double bedroom with fitted carpet, radiator, double glazed window to front aspect with views.

### Bedroom Two



Double bedroom with fitted carpet, radiator, recessed wardrobe space, double glazed window to front aspect with views.

### Bathroom



Three piece bathroom suite with patterned vinyl flooring, toilet, wash basin, shower cubicle, extractor fan, double glazed window, Velux window.

### External Front

Enclosed patio with two bolted storage rooms, enclosed area to store motorbike, parking at front of property for one car, potential for electric car charging point, covered area ideal for alfresco dining.



## External Rear



Stone paved area with path leading to share of stone built outbuilding, established bed.

## Enclosed Garden



Delightful drystone wall enclosed detached garden to front with gate, established borders and lawn and enjoying views to open countryside.

## Parking



In addition to parking space at front of the property there is a large gravelled parking area for at least 2 to 3 cars or ample space for a campervan / motorhome.

## Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers

should seek professional advice. Items in these photographs may not be included in the sale of the property.

## OFFER PROCEDURE

Fisher Hopper, as agents in the sale of the property, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

At the point an offer is accepted, an Onboarding Fee of £25.00 (inc. VAT) will be payable. This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

You can pay this fee securely online at:  
<https://shorturl.at/zAqJj>

## FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

## MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

## INTRODUCERS FEES

Fisher Hopper Ltd receives and introducers fee from Napthens Solicitors of £100.00 + VAT for all successful introductions.

## FISHER HOPPER

Fisher Hopper is a trading name for Fisher Hopper Limited, which is registered in England No 08514050. The registered office for the company is: 5 Battalion Court, Colburn Business Park, Catterick Garrison,

England, DL9 4QN. Company Director: M. Alexander

The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

#### FLOOR PLANS

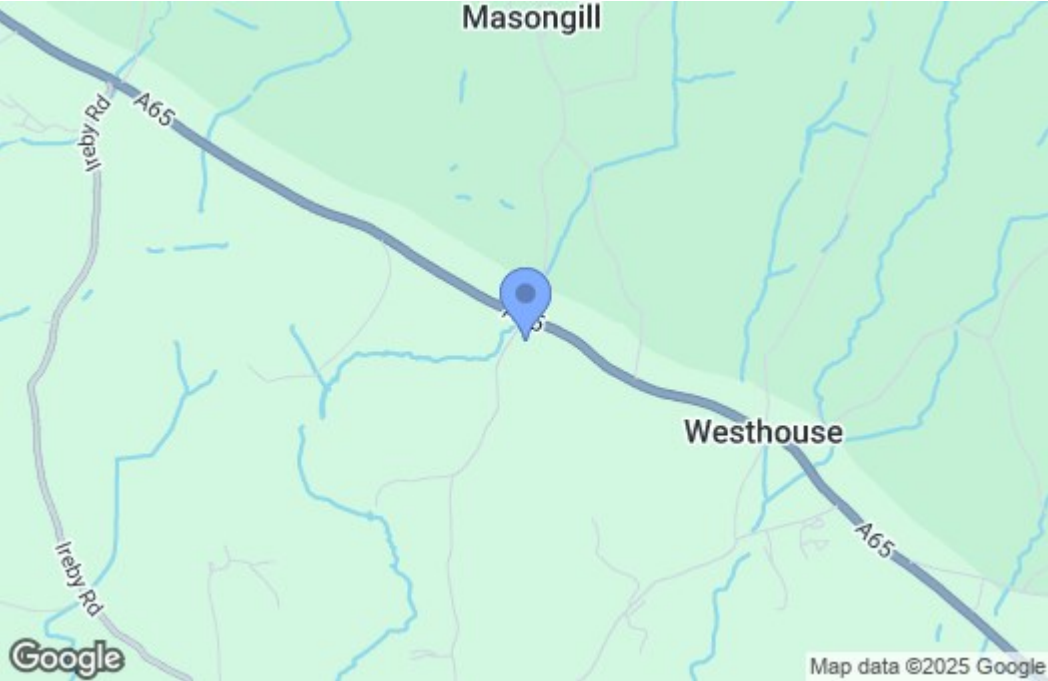
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



4 Gale Green Barn, Nr Westhouse

Area Map



Energy Efficiency Graph

