



## **Craven Cottage 19 High Street, Ingleton, LA6 3AD**

### **Offers Around £199,000**

A rare opportunity with this charming, 2 double bedroom character terraced cottage located in the popular village of Ingleton - a gateway to 3 Peaks country in the stunning Yorkshire Dales.

An ideal home for singles or couples, Craven Cottage is also perfect as a "lock-up and leave" private holiday home, or holiday let investment. The village is a key destination for holidays, with great opportunities for outdoor enthusiasts.

This inviting retreat benefits from an inglenook fireplace with log burning stove and a superb garden. Available with no chain, viewing is highly recommended.

## Craven Cottage



With character features including exposed beams, stripped pine internal doors and a charming inglenook fireplace housing a log burning stove, Craven Cottage has been well maintained by the current owners, for whom it has been a much loved second home.

In brief, the accommodation comprises: cosy living room with log burner; fitted kitchen with useful under stairs storage cupboard; good-sized double bedroom; smaller double bedroom 2; separate cloakroom and recently refitted bathroom.

Outside, the attractive and generous garden is reached along a shared access way, and comprises lawn, established borders and a patio seating area. Turning the other way from the kitchen door, there's a useful, lockable external store.

### Ingleton Location

Ingleton is a thriving village with a strong community and a good range of bars, pubs and shops. It is well known for the spectacular waterfalls walk. Ingleborough - one of the Yorkshire Dales 3 Peaks - dominates the local landscape.

The village has a good Primary School and is in the catchment for both Settle College and QES, Kirkby Lonsdale. Local amenities are within easy access, including the open air swimming pool and a flagship Co-op grocery store with petrol forecourt.

Trains can be caught at Bentham and Clapham on the Leeds/Lancaster line. Lancaster and the M6 are half an hour by car.

Popular local market towns include Kirkby Lonsdale and Settle. The A65 provides good links to Kendal and Skipton. As well as the Yorkshire Dales, Ingleton is ideal for day trips to the Lake District, Forest of Bowland and Morecambe Bay.

### Property Information

Freehold property. Council Tax Band B. Mains water and electricity.

### Living Room 10'8" x 13'5" (3.26m x 4.08m)



Inviting living room with timber part glazed external door and UPVC double glazed window to the front aspect. Stunning inglenook feature fireplace with log burning stove. 2 period feature display cabinets to each side of the fireplace. Exposed beam. Space for small table. Cupboard housing consumer unit. Tiled flooring. Access to:

### Kitchen 6'8" x 10'8" (2.02m x 3.25m)



Fitted kitchen with timber part glazed external door and UPVC double glazed window to the rear aspect. Range of wall and base mounted units with complimentary

worktops. Sink with drainer. Integral cooker and hob with extractor over. Space for fridge. Useful under stair storage cupboard with shelving. Carpet.

### Landing

2-way carpeted staircase rising from kitchen to front and rear landings, with UPVC double glazed window to the rear aspect. Loft hatch. Front landing providing access to both bedrooms, with the bathroom and cloakroom to the rear.

### Bedroom 1 9'7" x 13'2" (2.92m x 4.01m)



Generous double bedroom with UPVC double glazed window to the front aspect. Exposed beam. Carpet.

### Bedroom 2 8'2" x 10'3" (2.48m x 3.13m)



Another double bedroom with UPVC double glazed window to the rear aspect. Exposed beam. Alcove recess with shelving. Carpet.

### Bathroom 7'3" x 6'6" (2.20m x 1.97m)



Recently refitted bathroom with UPVC double glazed window to the rear aspect. Bath and wash hand basin. Cupboard housing hot water immersion cylinder and header tank. Carpet.

### WC

Separate cloakroom with UPVC double glazed window to the rear aspect. WC. Laminite flooring.

### Outside



## Garden



Generous divided garden reached via shared access way and steps. Lawn, established borders and patio seating area.

## Store



Lockable external store, located along the shared access way.

## 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.

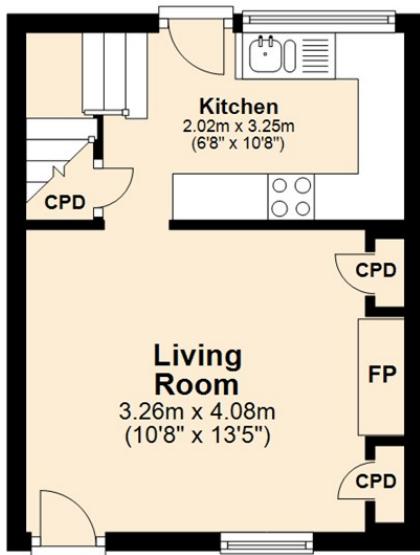
## FLOOR PLANS

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

## Floor Plan

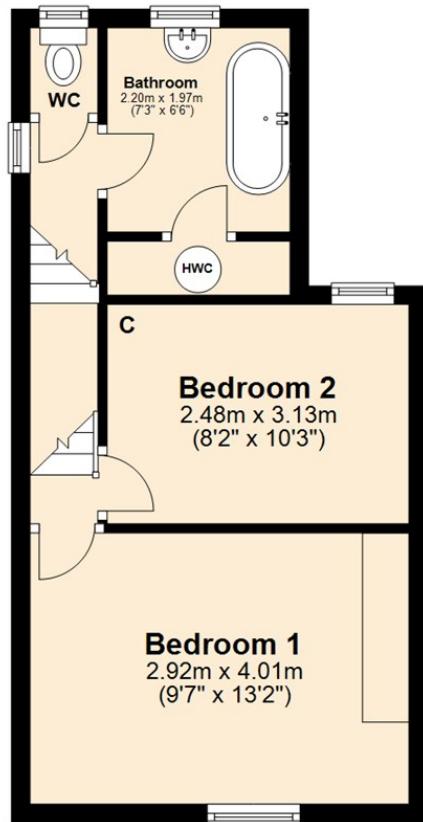
### Ground Floor

Approx. 22.0 sq. metres (236.3 sq. feet)



### First Floor

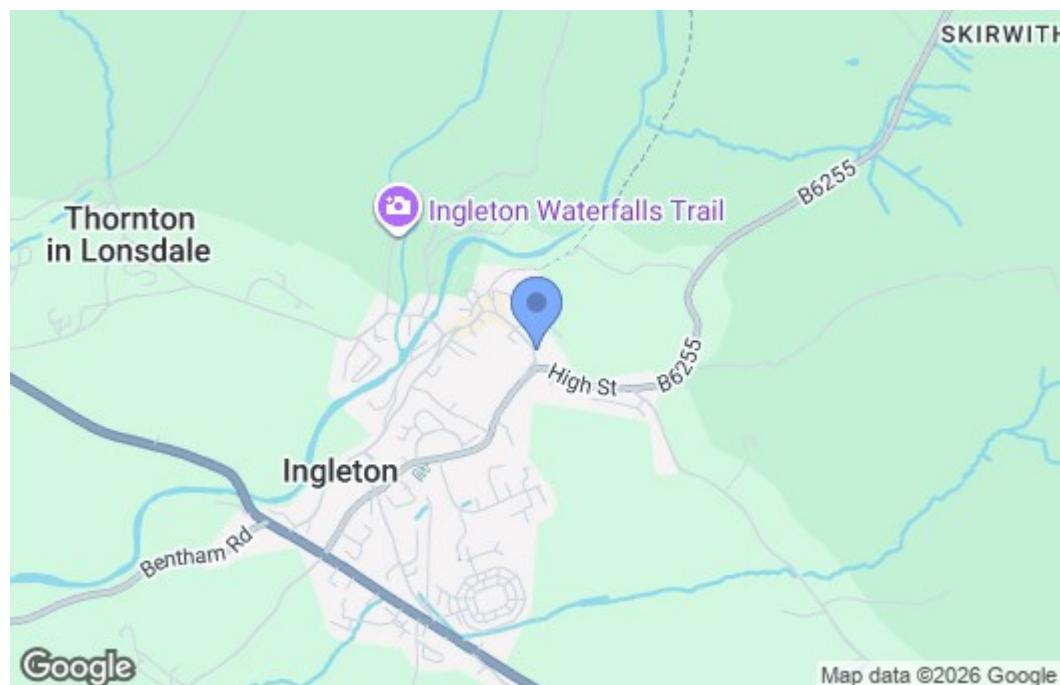
Approx. 30.2 sq. metres (325.3 sq. feet)



Total area: approx. 52.2 sq. metres (561.5 sq. feet)

### Craven Cottage, Ingleton

## Area Map



## Energy Efficiency Graph

