



## **7 Beech Tree Cottages New Road, LA6 3HN**

### **Offers In The Region Of £370,000**

7 Beech Tree Cottages is a spacious modern home near Ingleton, offering versatile accommodation ideal for families or active retired couples looking to enjoy the outdoor life.

The ground floor includes multiple living areas, a kitchen/diner, a study, and two further reception rooms, one of which could be used as a bedroom, while upstairs provides three further doubles and a family bathroom.

Outside, there's a large garden with lawns, patios, and views of Ingleborough, plus two private parking spaces in a peaceful semi-rural location.



## Property Description

Welcome to 7 Beech Tree Cottages, a deceptively spacious modern home located just outside the popular village of Ingleton. Offering a generous amount of space both inside and out, the property combines comfort and convenience in equal measure.

The ground floor features an entrance hall, a kitchen/diner, a sitting room, a double bedroom, a study, a lounge, and a cloakroom — providing flexible living options for families, home workers, or multi-generational needs.

Upstairs, you'll find three well-proportioned double bedrooms and a family bathroom.

Outside, the property enjoys a large garden with various patio areas, a lawn, and an excellent vantage point for views of Ingleborough. To the front, there are two designated parking spaces, ensuring practicality as well as peace and quiet in this semi-rural setting.

## Property Information

Tenure: Freehold

Council Tax Band: C

EPC Rating: D

Services: Mains water & Electrics

Private shared drainage

Oil central heating

Monthly management fee of £55 for upkeep of communal gardens, parking, lighting and drainage.

## Ingleton Location

Ingleton is a vibrant village with a strong community and a good selection of bars, pubs, and shops. It is renowned for the spectacular Waterfalls Walk, with Ingleborough—one of the Yorkshire Dales' Three Peaks—dominating the landscape.

The village offers a good primary school and falls within the catchment areas for Settle College and Queen Elizabeth School, Kirkby Lonsdale. Local amenities include an open-air swimming pool and an ASDA supermarket with a petrol forecourt on the nearby A65.

Train services are available from Bentham and Clapham stations on the Leeds–Lancaster line. Lancaster and the M6

motorway are about a 30-minute drive away. Popular nearby market towns include Kirkby Lonsdale and Settle. The A65 provides good road links to Kendal and Skipton. Ingleton's location also makes it ideal for day trips to the Lake District, Forest of Bowland, and Morecambe Bay.

## Ground Floor

### Entrance Hall

Wood effect flooring, staircase to first floor, glazed timber door to front aspect.

### Kitchen/Diner



Wood effect flooring, column radiator, range of wall and base units with under cupboard lighting, ceramic sink, range cooker with electric hob and extractor hood over, integrated washing machine, dishwasher and fridge/freezer, integrated cupboard, double glazed UPVC window to front and double glazed UPVC patio doors providing access to rear garden.

## Living Room



Wood effect flooring, radiator, wood burning stove on stone hearth and rustic timber mantel piece, double-glazed UPVC window overlooking the rear garden, with patio doors providing garden access.

## Living Room Two / Bedroom Four



Wood effect flooring, radiator, fitted cupboard, loft access, Velux window, double glazed UPVC patio doors to front aspect.

## Cloakroom



Wood effect flooring, radiator, wash basin, toilet, extractor fan, double glazed UPVC window with textured glass.

## Study



Wood effect flooring, radiator, double glazed UPVC window and door to front aspect.

## First Floor

### Landing

Wood effect flooring, Velux window.



### Bedroom One



Wood effect flooring, radiator, Velux window, double glazed UPVC window to rear aspect.

### Bedroom Two



Wood effect flooring, radiator, Velux window, double glazed UPVC window to rear aspect.

### Bedroom Three



Wood effect flooring, radiator, double glazed UPVC window to front aspect.

### Bathroom



Wood effect flooring, wash basin, toilet, bath, shower cubicle, extractor fan, double glazed window to rear aspect.

### External

#### Front



Flagged patio yard, snicket providing access to rear garden.

#### Rear



Spacious enclosed private garden with steps

up to flagged patio seating area, large lawn, established flower beds and mature shrubs.

### **Parking**

2 designated parking spaces.

### **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.

Taylor Rose Solicitors of £75.00 + VAT for all successful introductions.

Lakes Mortgages of £250.00 + VAT for all successful introductions.

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### **FLOOR PLANS**

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

Floor Plan

Beech tree cottage

Approximate Gross Internal Area = 126.7 sq m / 1364 sq ft

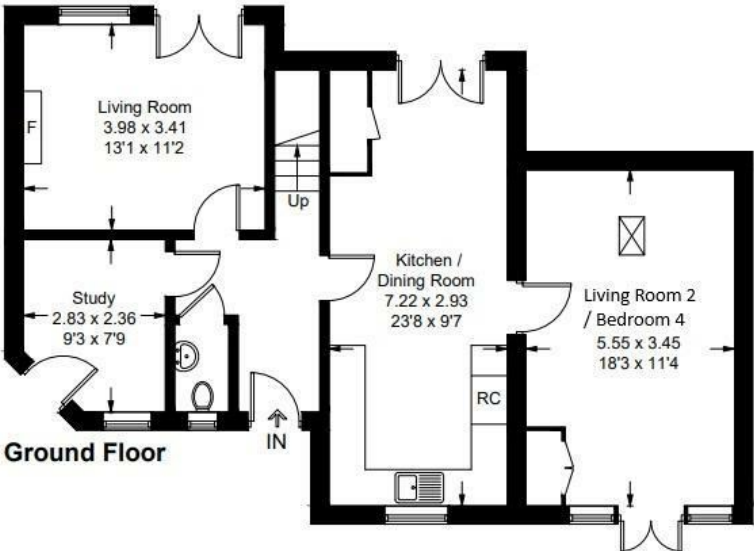


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1228597)

Area Map



Energy Efficiency Graph

