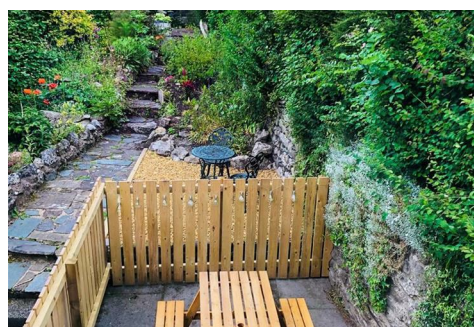




Back Gate, Ingleton, LA6 3BJ
Offers In The Region Of £189,500

2 Railway Cottages, Ingleton – A charming stone-built home combining character and modern comfort, ideally located at the start of the Yorkshire Three Peaks walk. Currently a highly successful holiday let, it offers excellent income potential as well as a perfect village retreat.

With two double bedrooms, a modern kitchen and bathroom, generous garden, and on-road parking, it's a fantastic opportunity for investors and homebuyers alike.

Property Description

Welcome to 2 Railway Cottages, a charming stone-built home nestled in the vibrant village of Ingleton, just a stone's throw from the start of the iconic Yorkshire Three Peaks walk. This delightful cottage perfectly blends traditional character with modern convenience, featuring a recently upgraded kitchen and bathroom.

Currently run as a highly successful holiday let, the property benefits from its prime location for walkers and tourists, offering strong income potential alongside a beautiful home.

The accommodation comprises a light and airy sitting room, a kitchen/dining area, and on the first floor, two double bedrooms and a contemporary bathroom. Outside, the property enjoys a generous garden and on-road parking, making it a perfect village retreat

Property Information

Tenure: Freehold
Council Tax Band: SBR 100% Relief - Previously Band B
EPC Rating: D
Services: All Mains
Broadband: TBC

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

Sitting Room 12'11" x 10'6" (13'0" x 10'7") (3.94 x 3.20 (3.95 x 3.22))



Door to front, engineered wood flooring, radiator, wall lights, decorative fireplace, exposed beams, double glazed window to front.

Kitchen 13'5" x 7'11" (13'6" x MAX) (4.09 x 2.41 (4.11 x 2.42 MAX))



Wood effect vinyl flooring in Herringbone design, radiator, range of shaker style wall and base units with complimentary solid wood worktops, enamel drainer sink, integrated oven, hob, extractor hood, dish washer, additional worktops under stairs with space for under counter fridge, double glazed window and door to rear.

First Floor

Landing

Fitted carpet, staircase to first floor.

Bedroom One 10'8" x 13'6" (3.25 x 4.11 (3.26 x 4.12 MAX))



Fitted carpet, radiator, wall mounted hanging rack.

Bedroom Two



Fitted carpet, radiator, cupboard, double glazed window to rear.

Shower Room 8'3" x 7'5" (8'4" x 7'6") (2.51 x 2.26 (2.54 x 2.28))



Wood effect vinyl flooring in Herringbone design, heated towel rail, wash basin and toilet with matte navy blue vanity unit, shower cubicle, extractor.

External

Front



On road and nearby off road parking available.

Rear



Large garden with fence enclosed patio directly accessed from the kitchen. Gravelled area and steps leading to rear of garden with established plants.

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 Naphthens Solicitors of £100.00 + VAT for all successful introductions.

FISHER HOPPER

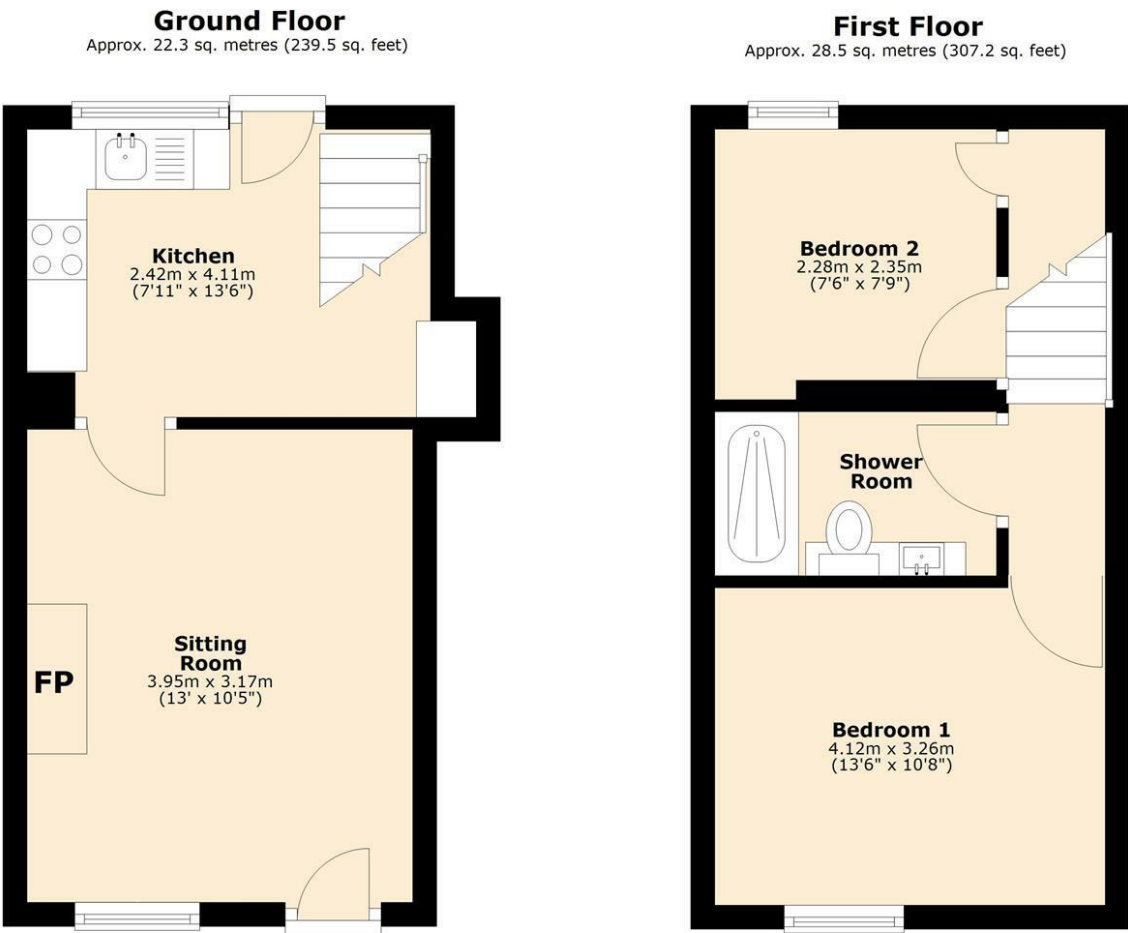
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FLOOR PLANS

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

Floor Plan



Total area: approx. 50.8 sq. metres (546.7 sq. feet)
2 Railway Cottages, Backgate, Ingleton

Area Map



Energy Efficiency Graph

