



## **Heron Lodge 20 Park Foot Lodges, Bentham Road, LA6 3HR**

**Offers In The Region Of £135,000**

A rare opportunity to acquire a 1-bedroom residential lodge just outside Ingleton, enjoying unrivalled countryside views. An ideal permanent retirement home for those seeking a peaceful lifestyle with the countryside right on their doorstep.

## Property Description

Welcome to Heron Lodge – a one bedroom residential park home in a highly sought-after location. This property provides an ideal low-cost living solution for those seeking a peaceful, permanent residence, making it the perfect retirement home.

The lodge boasts a spacious sitting room with sliding doors opening onto a patio seating area, complemented by breathtaking 180° views over the River Greta and Ingleborough, one of the Yorkshire Dales' Three Peaks, framed by a striking wall-to-wall feature window. The accommodation also includes a kitchen with countryside views and a breakfast bar, a double bedroom with a walk-in wardrobe, a shower room.

Outside, a decked seating area provides the perfect spot to relax and enjoy the surroundings. Residents also benefit from a designated parking space and access to the onsite bar and bistro at Rivers Edge. This welcoming community is for those aged 50 and over, offering a serene countryside lifestyle.

## Property Information

Permanent residence only

Council Tax Band: A

Site fees: £222.85 per month

Services: All mains; metered & billed quarterly.

Minimum age restriction: 50

## 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 M 6 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.

## Entrance Hall

Tiled flooring, radiator, 2 fitted cupboards, 1 housing boiler, UPVC double glazed door to front with textured glass.

## Sitting Room



Fitted carpet, 2 radiators, UPVC double glazed windows to all aspects with fantastic views, UPVC double glazed sliding door to deck.

## Kitchen



Vinyl flooring, range of wall and base units, breakfast bar, 1.5 drainer sink, integrated hob with extractor hood over, integrated double oven, space for washing machine and freezer, UPVC double glazed window with views.

## Bedroom One



Fitted carpet, radiator, fitted cupboards, access to walk in wardrobe, access to shower room, 3 UPVC double glazed windows.

## Shower Room



Jack & Jill shower room with access to hallway and bedroom, tiled flooring, heated towel rail, wash basin with vanity unit underneath, toilet, corner shower cubicle, loft

access, extractor fan, UPVC double glazed window with textured glass.

## External



## Garden



Hedge boundary with surrounding path, two outbuildings, steps up to timber decking leading to the front entrance, opening onto a seating area with stunning views over river and Ingleborough.

## Parking

Designated parking space plus visitor parking.

## 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, a non refundable onboarding fee of £25.00 (inc. VAT) per person 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 an introducers fee from:

Napthens and Taylor Rose Solicitors of £100.00 + VAT for all successful introductions.

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

#### **FISHER HOPPER**

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#### **FLOOR PLANS**

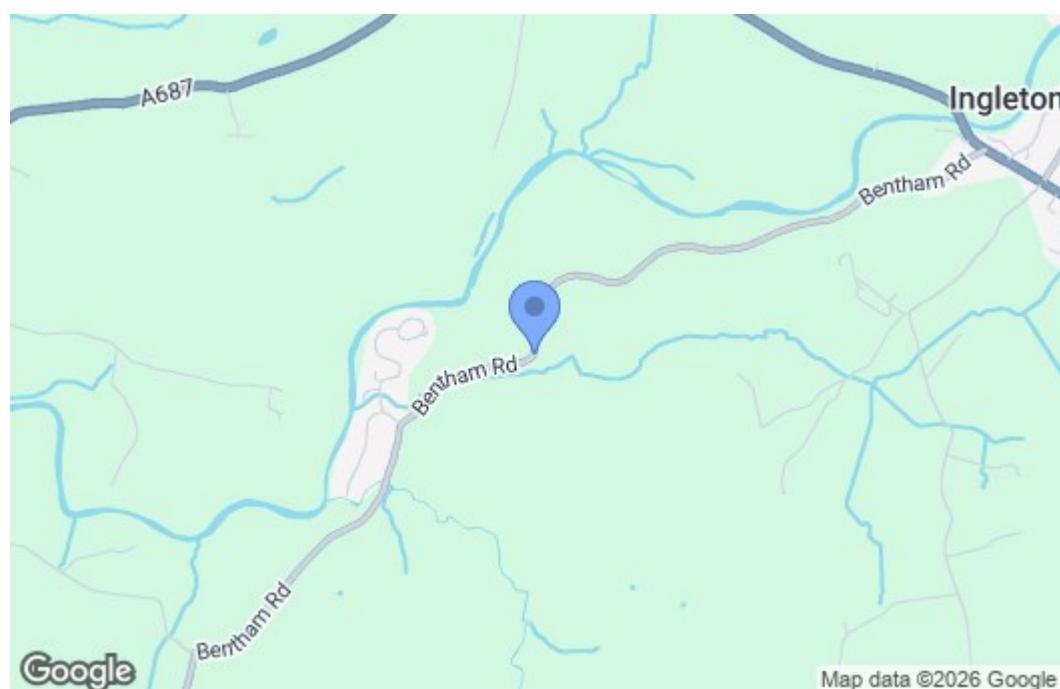
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

## Floor Plan



Total area: approx. 51.7 sq. metres (556.5 sq. feet)  
**Heron Lodge, Ingleton**

## Area Map



## Energy Efficiency Graph

