



10 High Street, Ingleton, LA6 3AD

Price Guide £325,000

In the centre of the village, 10 High Street is a spacious double fronted character terraced cottage. An ideal permanent home, which also has very obvious potential for the thriving holiday letting industry in this location. Providing generous and versatile accommodation, the property comes with 2 standout unique features for this area: ample off-road parking to the rear and a huge detached workshop/store. 10 High Street will appeal to buyers seeking a home or lifestyle business opportunity in the popular tourist destination of Ingleton, on the edge of the stunning Yorkshire Dales National Park. The land and workshop to the rear have a range of different uses, with great scope for income generation. B4RN fibre broadband is connected for home-working. Available with no related chain, viewing is essential in order to appreciate the potential here.

10 High Street



In brief, the ground floor accommodation comprises: entrance hall; generous living room with multi-fuel stove; large kitchen/diner with French Doors to the rear patio garden; utility cloakroom and further reception room, suitable for a variety of uses, including home office.

On the first floor, the landing provides access to bedroom one - a generous double with en-suite; the house bathroom with bath and separate shower; double bedroom two and access up to the second floor loft bedroom: a quirky and useful room with stunning exposed beams.

Outside, the property has a charming enclosed patio garden directly to the rear, with a gated ginnel out to the High Street. An access way leads through to the rear yard, where there is ample off-road parking and a further patio garden area. The large workshop/store is located here, with garage and pedestrian doors. Double gates to the rear perimeter provide vehicular access across the parking area of the pub.

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 - and is a popular destination for holiday makers and day trips.

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.

Ribblehead Station is 10 minutes away, for trains on the Leeds/Carlisle line. Trains can also 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. All mains services with gas central heating. Fully double glazed. B4RN fibre broadband. Notes on access: gated ginnel to High Street is shared with adjacent properties and vehicular access to the rear over the pub carpark is established. Notes on workshop: the freehold title is to the ground floor. The first floor is separately owned under a 999 leasehold.

Ground Floor

Hall



Entrance hall with timber external door to the High Street. Laminate flooring. Carpeted stairs rising to the first floor. Access to the living room and second reception.

Living Room 17'11" x 10'10" (5.46m x 3.31m)



A generous living room with UPVC double glazed window to the front aspect. Feature fireplace housing multi-fuel stove. Carpet. Radiator. Glazed French Doors to the kitchen/diner.

Kitchen/Diner 10'11" x 19'8" (3.34m x 6.00m)

Large kitchen/diner with UPVC double glazed French Doors and window to the rear aspect. Laminate flooring. Radiator.

Kitchen Area



Range of wall and base mounted units incorporating breakfast bar. Stainless steel sink and drainer. Integrated dishwasher, fridge and freezer. Oven with gas hob and extractor hood over.

Dining Area



Space for a family dining table. Access to rear patio garden.

Inner Hallway

Inner hallway connecting kitchen and reception room, with access to the ground floor utility cloakroom. Storage cupboard with radiator.

Utility 6'2" x 5'7" (1.89m x 1.69m)



Utility space with range of built-in units. Stainless steel sink and drainer. Plumbing for washing machine. WC. Extractor fan. Laminate flooring.

Reception Room 11'5" x 10'5" (3.47m x 3.17m)



Additional reception room with UPVC double glazed windows to the front and side aspects. Laminate flooring. Radiator.

First Floor

Landing



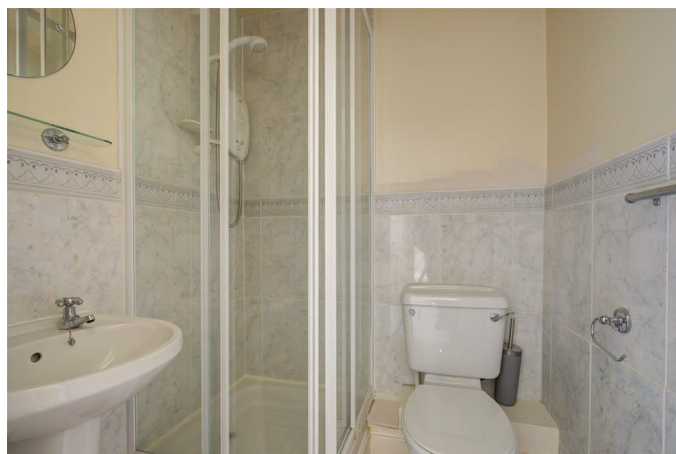
Central landing with UPVC double glazed window to the front aspect. Carpet. Radiator. Access to bedrooms one and two; the house bathroom and stairs to second floor.

Bedroom 1 17'11" x 10'10" (5.47m x 3.31m)



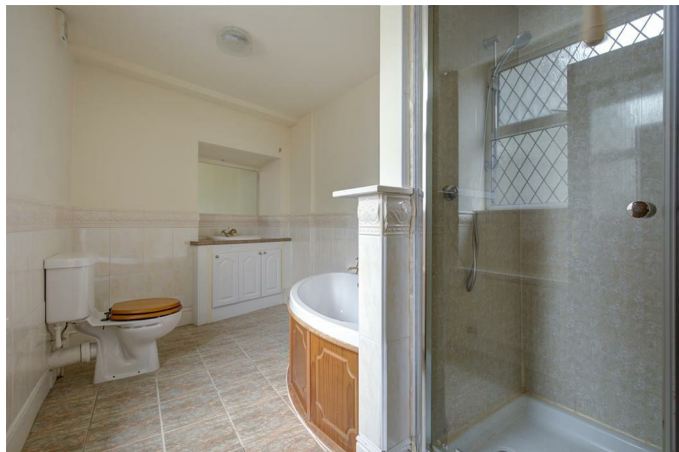
Generous double bedroom with UPVC double glazed windows to the front and rear aspects. Range of built-in wardrobes and drawers. Carpet. Radiator. Access to en-suite.

En-suite



Shower cubicle, wash hand basin and WC. Extractor. Timber flooring.

Bathroom 7'3" x 10'8" (2.22m x 3.24m)



House bathroom with UPVC double glazed window to the rear aspect. Corner bath. Separate shower cubicle. Vanity unit with wash hand basin. WC. Extractor. Tiled flooring. Radiator.

Bedroom 2 10'4" x 12'6" (3.14m x 3.82m)



Another double bedroom with UPVC double glazed window to the front aspect. Built-in wardrobes. Carpet. Radiator.

Second Floor

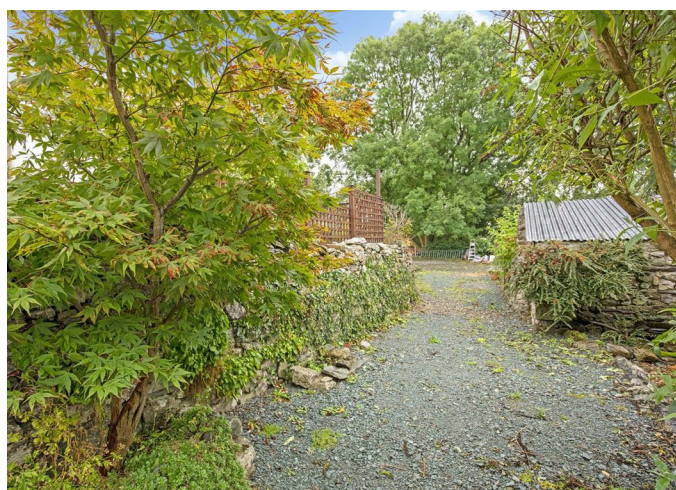


Loft Room 18'2" x 32'7" (5.53m x 9.92m)



Spacious and quirky loft bedroom with 3 skylights and stunning exposed beams and frame. Built-in wardrobes. Carpet. 3 radiators.

Outside



Garden



Pleasant private patio garden directly to rear with gated access out to the High Street. Low maintenance with seating areas. Access way through to the rear yard. Stone store with light and power. External tap.

Yard



Large yard area with ample off-road parking. Walled patio garden. Gated vehicular access.

Workshop 19'2" x 37'7" (5.83m x 11.45m)



Huge workshop/store with up and over garage door, pedestrian door and 2 windows. Fitted workbench. Power sockets. Tap.

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, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

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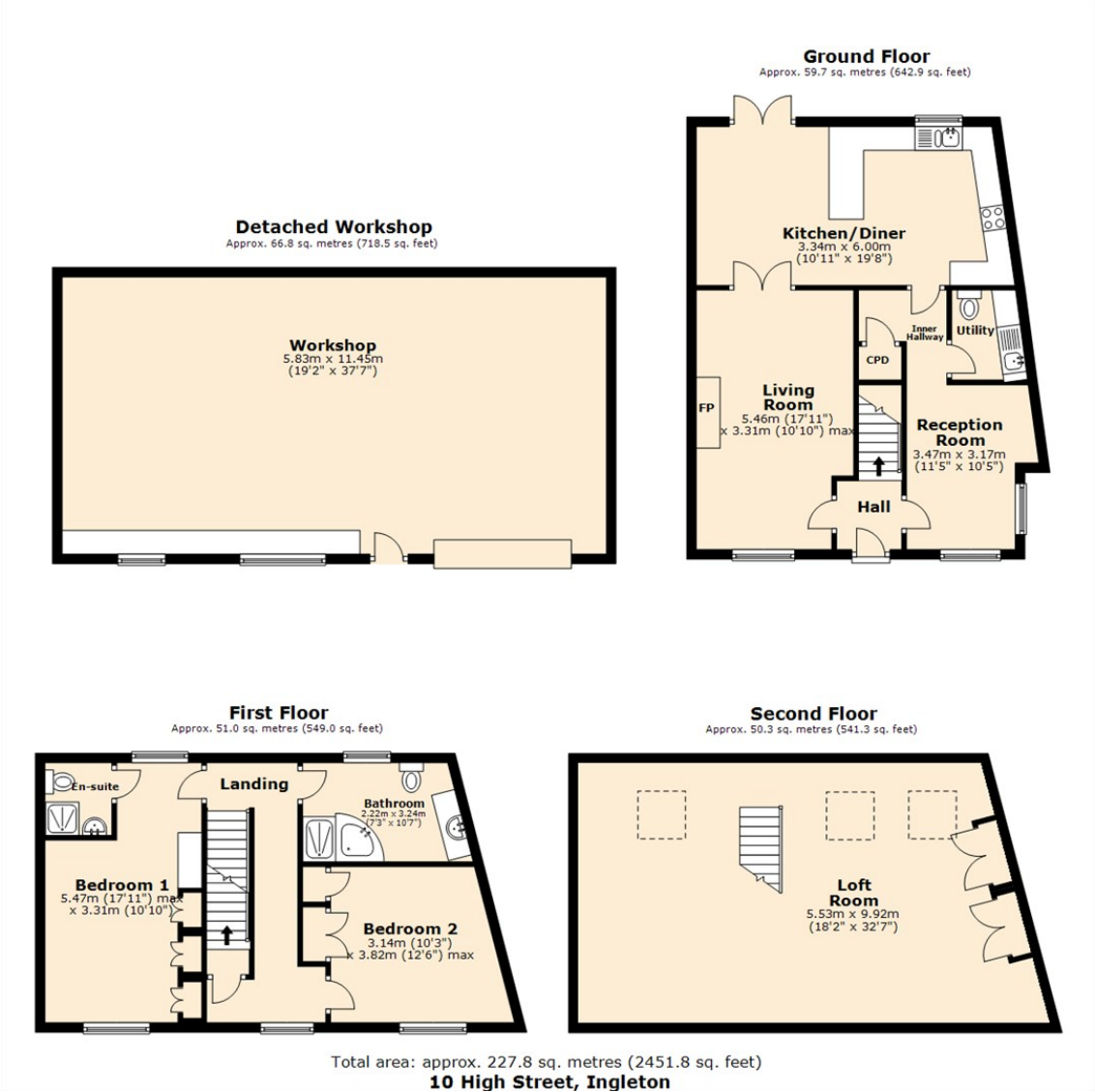
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The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

FLOOR PLANS

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

Floor Plan



Area Map



Energy Efficiency Graph

