



3 The Square, Ingleton, LA6 3EG

Price Guide £185,000

3 The Square is a cozy and charming stone cottage situated in Ingleton. It has a warm and welcoming atmosphere and is perfect for those seeking a relaxing countryside lifestyle.

The living room has a multi-fuel stove, and the kitchen is functional and elegant, with integrated appliances and ample storage.

The property has two double bedrooms and a modern shower room while still preserving its character and charm. The cottage also has a useful external store. It's a unique and characterful home that blends modern comfort with traditional appeal.

3 The Square



3 The Square is a character stone cottage with a warm and welcoming ambiance. Nestled off the market square in Ingleton, this charming home is the perfect retreat for those seeking a cozy countryside lifestyle.

Upon entering the cottage, you are welcomed by a cozy living room with a multi-fuel stove as its centerpiece, providing both warmth and character to the space. The shaker-style fitted kitchen is both functional and elegant with a range of integrated appliances, offering ample storage and work surfaces for your culinary creations.

The cottage boasts two double bedrooms, perfect for a small family or couples. The shower room offers a modern touch, while still in keeping with the character and charm of the property.

Outside, the cottage has a useful external store.

This property truly represents a unique opportunity to acquire a charming and characterful home, combining modern comfort with traditional character.

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.

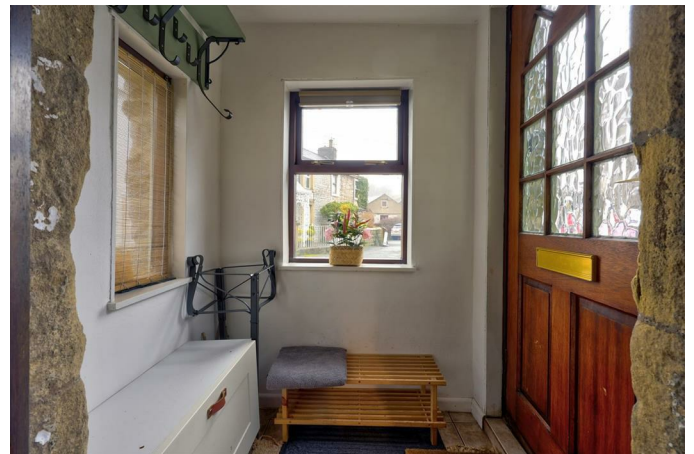
The village has a good Primary School and is in the catchment for both Settle College and QES, Kirkby Lonsdale. Local amenities are within easy access, including the open air swimming pool and a flagship Co-op grocery store with petrol forecourt.

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. Currently registered for Small Business Rates. Was Band A. EPC Rating 54 E. Mains Services

Porch 4'9" x 4'0" (1.46 x 1.23)



Timber and glazed door leading to porch. Tiled floor, window to front and side, door to sitting room.

Sitting Room 14'8" x 10'7" (4.48 x 3.23)



Engineered wood flooring, fire surround with multi fuel stove, radiator, window to front, door to kitchen.

Kitchen 10'2" x 9'8" (3.12 x 2.96)



Ceramic timber effect tiled flooring, range of Shaker style wall and base units with complementary wood worktops with a range of integrated appliances, including dishwasher, washing machine, single oven and induction hob with extractor hood, space for fridge freezer, window and door to rear.

Bedroom 1 11'10" x 9'10" (3.63 x 3)



Double bedroom. Fitted carpet, built in cupboard, radiator, window to front.

Bedroom 2 8'7" x 7'2" (2.62 x 2.19)



Small double. Fitted carpet, built in cupboard, radiator, window to rear.

Shower Room 6'6" x 4'7" (2 x 1.4)



Vinyl tiled flooring, WC, wash basin, shower cubicle, cupboard, radiator.

External - Rear



Access way to rear. Useful attached external store.

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

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.

FISHER HOPPER

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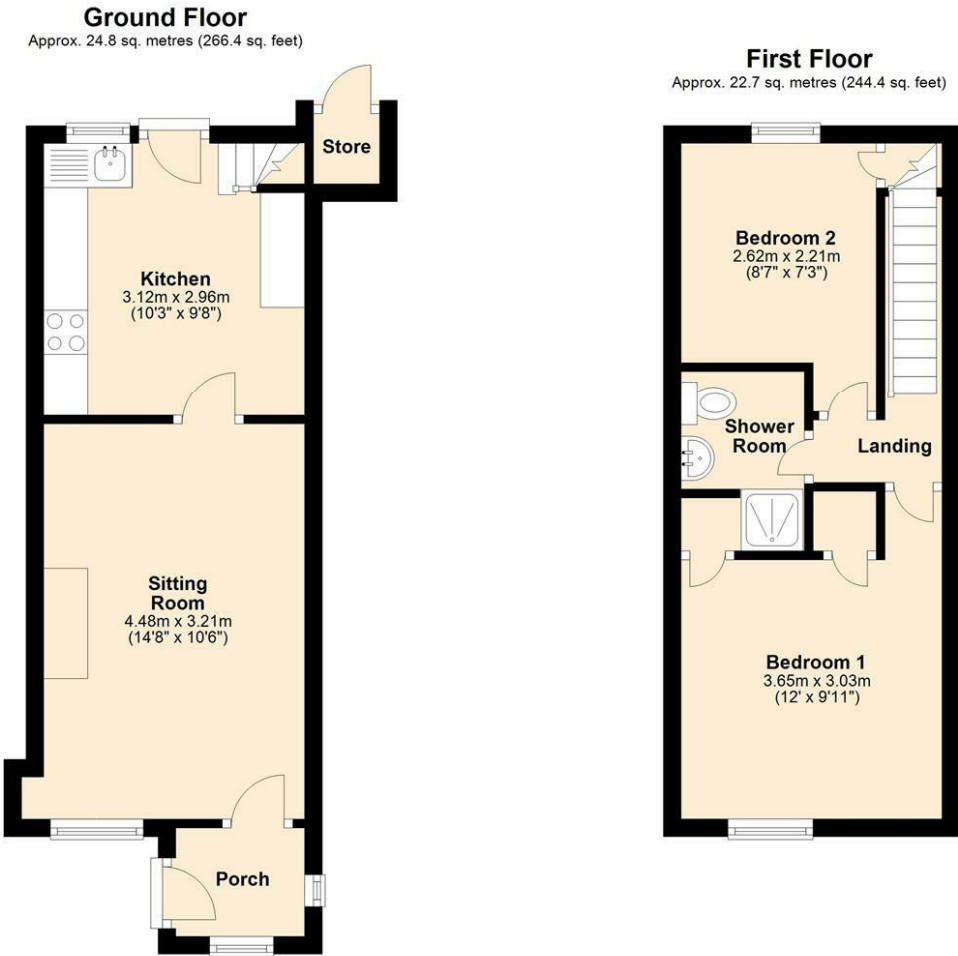
England No 08514050. The registered office for the company is: 5 Battalion Court, Colburn Business Park, Catterick Garrison, England, DL9 4QN. Company Directors: D. Spratt, M. Alexander

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



Total area: approx. 47.5 sq. metres (510.9 sq. feet)
3 The Square

Area Map



Energy Efficiency Graph

