



### **3 Ivy Mount, Main Street, LA6 3HG Offers In The Region Of £325,000**

A substantial Victorian mid-terrace home in the heart of Ingleton, offering stunning views of the viaduct and Kingsdale.

Set over four floors, the property includes a kitchen, three reception rooms, cellar, three double bedrooms and a smaller double, two en-suites, and a main bathroom.

With on-road parking to the front, a private rear yard, and garden, this character-filled home is ideal for growing families.

## Property Description

Welcome to 3 Ivy Mount — a substantial mid-terrace Victorian home situated on Main Street in the heart of Ingleton, boasting impressive views across the viaduct and towards Kingsdale.

Rich in period character and generously proportioned, the accommodation is arranged over four floors and offers excellent versatility. The ground floor includes an inviting entrance hall, a cosy sitting room, a formal dining room, and a spacious kitchen-diner. The lower ground floor features two large, dry cellar rooms with natural light, power, and scope for further use.

On the first floor, you'll find two well-proportioned double bedrooms, both with en-suite facilities, along with a separate family bathroom. The second floor offers two additional spacious rooms, ideal as further bedrooms, offices, or hobby spaces.

Outside, there is on-road parking to the front, while to the rear you'll find a private yard and access to a charming open garden area.

## Property Information

Tenure: Freehold

Council Tax Band: D

EPC Rating: E

Broadband: Available

Nest Protect smoke and CO detectors installed throughout

Ventilation system in cellar

## 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 an ASDA grocery store with petrol forecourt on the A65.

Trains can be caught at Bentham and Clapham on the Leeds/Lancaster line.

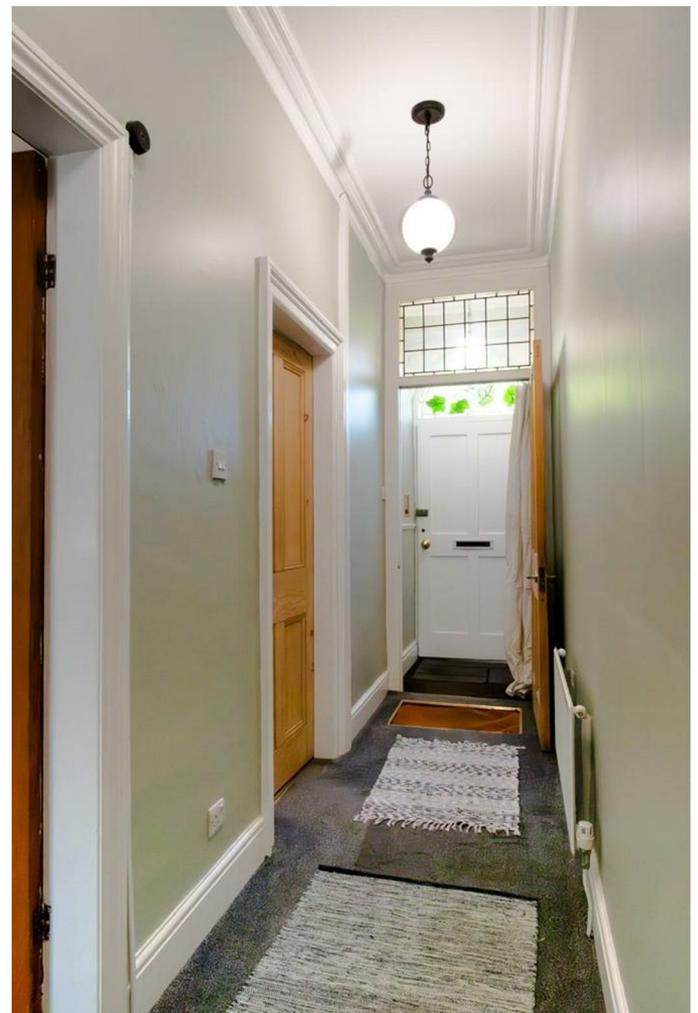
Lancaster and the M6 are half an hour by car. Popular local market towns include Kirkby Lonsdale and Settle. The A65 provides good links to Kendal and Skipton. As well as the Yorkshire Dales, Ingleton is ideal for day trips to the Lake District, Forest of Bowland and Morecambe Bay.

## Ground Floor

### Vestibule 3'7" x 3'6" (1.11m x 1.09m )

Hard wearing entrance carpet, dado rail, cornice, stripped pine door with glazed panel to hallway, painted door with stain glass panel to front aspect.

### Hallway 12'10" x 3'7" (3.92m x 1.11m)



Fitted carpet, radiator, staircase to first floor.

**Sitting Room 11'11" x 12'0" m (3.65m x 3.67 m)**



Fitted carpet, radiator, fire place with slate hearth and painted fire surround, picture rail, cornice, bay window with UPVC units to front aspect.

**Reception Room**



Painted floor boards, radiator, fire place with tiled fire surround, stripped pine cupboards, double glazed window to rear aspect.

**Dining Room 13'4" x 8'3" m (4.07m x 2.54 m)**



Red & Black decorative quarry tiles, radiator, recessed period pine cupboards and draws, multi fuel stove, three double glazed windows to side aspect.

**Kitchen 12'6" x 8'3" (3.81m x 2.51m )**



Red & Black decorative quarry tiles, radiator, range of wall and base units, 1.5 stainless steel drainer sink, cooker point, extractor hood, plumbing for washing machine, gas combi boiler, double glazed window to side, UPVC stable door to back garden.

**Cellar One 11'9" x 5'11" (3.6m x 1.82m)**



Concrete floor, light and power, mechanical ventilation system, stone steps to ground floor.

### **Cellar Two 11'9" x 8'6" (3.6m x 2.6m )**



Concrete floor, light and power, double glazed window.

### **First Floor**

#### **Landing**

Fitted carpet, radiator, fitted cupboard, staircases to ground and second floors.

### **Bedroom One 15'11" x 11'10" (4.86m x 3.62m)**



Fitted carpet, two radiators, cast iron fireplace, two double glazed windows to front aspect.

### **En-suite Shower Room 9'1" x 4'4" (2.79m x 1.34m)**



Slate tiled floor, electric underfloor heating, toilet, wash basin with vanity unit, shower

with rainfall shower head and hand shower in period design.

### **Bathroom 9'7" x 7'5" (2.94m x 2.27m)**



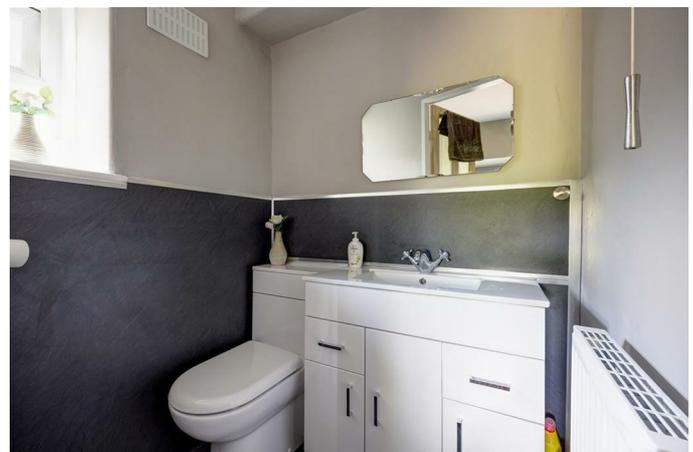
Slate tiled floor, electric underfloor heating, bath with hand shower, toilet, wash basin, cast iron fireplace, double glazed window with textured glass to rear aspect.

### **Bedroom Two 10'0" x 8'5" (3.07m x 2.57m )**



Painted floorboards, vertical feature radiator, exposed stone wall, en-suite toilet, double glazed tilt and twist double glazed window.

### **En-suite Cloakroom**



Slate tiled floor, radiator, wash basin with under sink vanity, toilet, double glazed window to side aspect.

### **Second floor**

## Landing



Fitted carpet, radiator, cupboard, double glazed window on half landing.

## Bedroom Three 15'11" x 10'5" (4.86m x 3.18m)



Fitted carpet, radiator, cast iron fireplace, exposed beams, double glazed window with views of Ingleton viaduct and Kingsmoor.

## Bedroom Four 12'0" x 9'6" (3.66m x 2.91m)



Fitted carpet, radiator, exposed beams, double glazed window to rear aspect.

## Outside

### Rear



Rear yard, established beds, raised area of lawn, open boundary.

### 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

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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>

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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



3 Ivy Mount, Ingleton

# Area Map



# Energy Efficiency Graph

