



7 Greta Cottages, Ingleton **Offers In The Region Of £220,000**

Situated in the heart of Ingleton, this two-bedroom cottage offers a blend of character and modern updates, including a newly renovated timber-framed conservatory. With impressive views of Ingleton Viaduct, a front garden area, and gas central heating, the property is well-suited for first-time buyers, a holiday let, or a bolt hole. It benefits from good transport links and is within walking distance of local amenities, with easy access to the Yorkshire Dales National Park.

No forward chain.

7 Greta Cottages

Set against the stunning backdrop of Ingleton Viaduct and the soothing sounds of the River Doe, 7 Greta Cottages is a charming and characterful home that blends traditional appeal with modern touches. Thoughtfully renovated throughout, the property benefits from tasteful upgrades, including a beautifully crafted timber-framed conservatory. With its sought after riverside community location, this delightful two-bedroom cottage is an ideal choice for first-time buyers, those seeking a second home, or investors looking for a highly desirable holiday let.

For those who love the outdoors, this location is truly exceptional. The Yorkshire Dales National Park is practically on the doorstep, offering endless opportunities for walking, cycling, and adventure. The Forest of Bowland, an Area of Outstanding Natural Beauty, is just a short drive away, while the breathtaking landscapes of the Lake District can be reached in approximately 30 minutes.

The accommodation is set over two floors, with the ground floor comprising the newly renovated conservatory, a cosy reception room featuring a multi-fuel stove, a fitted kitchen, and a three-piece bathroom. Upstairs, two well-proportioned bedrooms provide comfortable living space. Outside, the cottage enjoys a charming front garden with picturesque views of the viaduct, while a small rear yard offers access for bins. Resident parking is conveniently located across the street.

With its blend of period charm, modern enhancements, and a prime location, this delightful cottage is a fantastic opportunity for those looking to embrace village life in a stunning setting

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.

Property Information

Freehold

Council Tax Band B

EPC Rating C

All mains services

Broadband B4RN available (not connected)

New double glazing installed throughout

Ground Floor

Conservatory 12'9" x 6'7" (3.89 x 2.03)



Newly renovated timber framed & double glazed conservatory with polycarbonate roof, timber framed and double glazed door, brand new wood laminate flooring, internal door to sitting room.

Sitting Room 12'0" x 12'9" (3.66 x 3.89)



New wood laminate flooring, radiator, beautiful stone fireplace with multi fuel stove, dining 'nook', gas meter cupboard, window through to conservatory.

Kitchen 7'4" x 9'5" (2.24 x 2.87)



Fitted kitchen with a range of base and wall mounted units including integrated four ring gas hob with extractor hood over, single electric oven, washing machine, new enamel 1.5 sink with drainer, space for fridge/freezer, double glazed window to rear aspect.

Rear Entrance Hall 3'5" x 3'1" (1.06 x 0.94)

New wood laminate flooring, door to rear yard.

Bathroom



Slate tile flooring, three piece suite with corner toilet, P shape bath with shower over, wash basin, radiator, windows to rear and side.

First Floor

Bedroom One 10'9" x 9'3" (3.30 x 2.82)



Double bedroom with fitted carpet, radiator, double glazed window to front aspect.

Bedroom Two 10'9" x 9'3" (3.30 x 2.82)



Fitted carpet, radiator, two large storage cupboards, one housing Vaillant gas central heating boiler, double glazed window to rear aspect.

External



Walled and gated front garden with slate cobbled patio seating area, raised bed with established plants, small yard to rear with newly installed rainwater drainage channels and access for bins, small shed, Residents parking area opposite property.

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.

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FISHER HOPPER

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

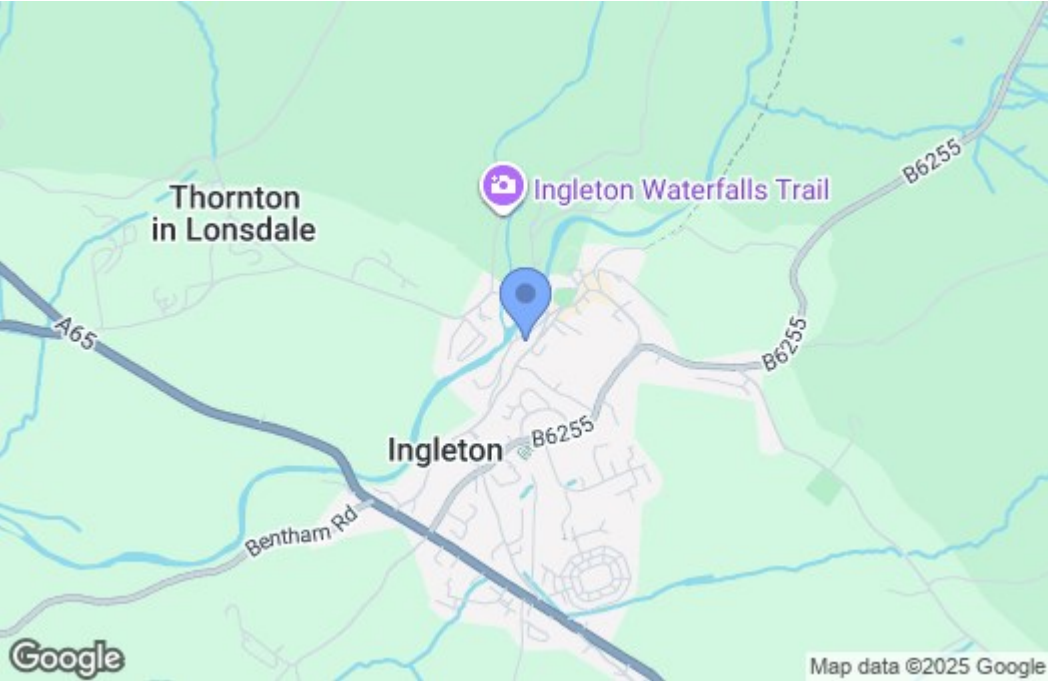
FLOOR PLANS

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

