FISHER HOPPER
ESTATE AGENTS

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Ingle Byre Cottage Main Street, Stainforth, BD24 9PE

Offers In The Region Of £235,000

A unique opportunity to acquire a characterful two-bedroom barn conversion on the edge of Stainforth within the Yorkshire Dales National Park. Beautifully presented throughout, Ingle Byre Cottage combines charm and practicality, offering spacious accommodation and off-road parking for two vehicles.

Subject to a Section 106 local occupancy restriction, qualification area North Yorkshire County Council, the property presents an excellent opportunity for eligible purchasers to secure a home in this highly sought-after Dales village.

Ingle Byre Cottage

A unique opportunity to the market, Ingle Byre Cottage is nestled on the edge of Stainforth within the Yorkshire Dales National Park. Full of character and charm, this appealing property offers an excellent opportunity for local buyers to get onto the housing ladder.

The accommodation is spacious and presented to a high standard throughout, briefly comprising a kitchen diner with vaulted ceiling, a cosy and feature-rich sitting room, and to the first floor a double bedroom, a single bedroom/office, and a recently fitted bathroom.

Externally there is off road parking for two vehicles and a place to sit out and enjoy the scenery.

Property Information

Tenure: Freehold
Restrictions: S106 - Local Occupancy Restrictions Applies - Qualifying Area North Yorkshire County Council.
Council Tax Band: B
EPC Rating: TBC
Services: Mains electric, water and drainage.
Heating & Hot Water: Electric boiler & Immersion tank
Broadband: Speeds available up to 1000mbps

Stainforth Location

Stainforth is a highly sought-after village in the Yorkshire Dales National Park, approximately 3 miles north-west of the market town of Settle. The village offers a peaceful rural setting with a strong community, surrounded by beautiful countryside and renowned walking routes, including nearby Stainforth Force.

Settle provides a range of everyday amenities, supermarkets, cafés and healthcare facilities, together with Settle Railway Station on the scenic Settle–Carlisle Line, offering services to Leeds and Carlisle. The A65 is easily accessible, providing links to Skipton, Kendal and the M6.

The village has its own primary school, with Settle College approximately 3 miles away providing secondary education.

Ground Floor

Sitting Room




Fitted carpet, radiator, multi fuel stove in fire surround, exposed beams and joists, two timber framed double glazed windows to side and two UPVC double glazed windows to front, timber door to front aspect.

Kitchen




Wood flooring in entrance with step to tiled flooring, radiator, range of chalk coloured country style wall and base units with complementary marble style top with single drainer sink, single oven, electric hob with extractor hood, space for fridge freezer, and plumbing for slimline dishwasher, washing machine and tumble dryer, staircase to first floor, vaulted cling with exposed beams and Velux window, UPVC door with textured glass to side aspect.

First Floor

Landing

Fitted carpet, cupboard with hanging space, airing cupboard, loft hatch.

Bedroom One




Fitted carpet, radiator, fitted wardrobes, exposed beams, UPVC double glazed window to front aspect.

Bedroom Two




Fitted carpet, UPVC double glazed window to front aspect.

Bathroom




Tiled flooring, heated towel rail, wash basin, toilet, modern roll top bath with hand shower and waterfall shower over, UPVC double glazed window to side aspect.

External

Front



Paved and gravelled parking for two cars, raised established bed with mature plants, patio area,

Side

Path leading to kitchen door with ample storage, bin and fuel stores, store, meter boxes.

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

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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

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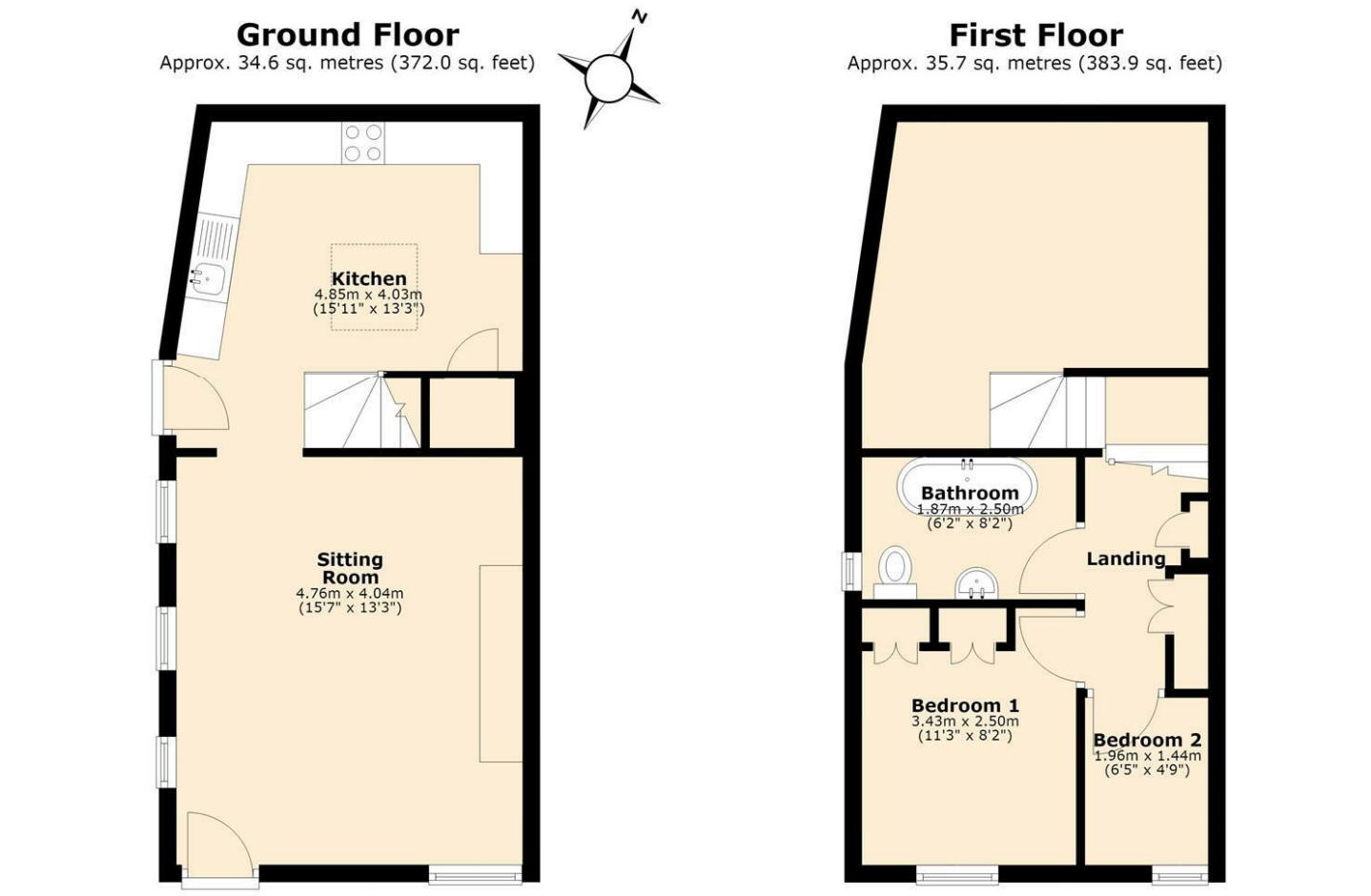
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FLOOR PLANS
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Total area: approx. 70.2 sq. metres (755.9 sq. feet)

Ingle Byre Cottage, Stainforth

Area Map



Energy Efficiency Graph

