



Middle Scales Chapel Le Dale, LA6 3AY **Offers In The Region Of £900,000**

Nestled within the Yorkshire Dales National Park, Middle Scales offers a once in a lifetime opportunity to live in the stunning valley of Chapel le Dale; a place few are lucky enough to call home.

This characterful family home, originally a traditional Yorkshire longhouse, has been added to over the years whilst retaining a wealth of original features. From within the house, views abound from every window whilst outside, the splendour of Ingleborough, Wharfedale and the Ribblesdale Viaduct are laid out before you.

Brimming with potential and including outhouses and stables, the possibilities for Middle Scales are enormous.

One of just three properties on a private road, Middle Scales presents a unique and beautiful home in a truly tranquil location.

Property Description

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Viewing Middle Scales

Please call Fisher Hopper on: 015242 62044 to organise a viewing

Transport to property available on request, as track is best suited to 4x4 vehicles.

Property Information

Tenure: Freehold

Council Tax Band G

EPC Rating E

Private drainage & water

Mains Electric

Shared maintenance of track serving High, Middle & Low Scales

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 Ribbleshead Station, just 10 minutes away, offering a connection to Leeds and Carlisle. Lancaster and the M6 are 45 minutes 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

Entrance Porch

Tiled floor, hardwood and double glazed door to front, double glazed window to side, internal timber and glazed door to kitchen diner.

Dining Room 17'11" x 10'5" (5.48m x 3.19m)



Dark stained floorboards, radiator, electric storage heater, inglenook fireplace with multi fuel stove, exposed stone wall and beams, sash double glazed window to front aspect, mullion window with double glazed windows to rear aspect.

Kitchen Diner 13'6" x 8'4" (4.13m x 2.56m)



Quarry tiled floor, radiator, exposed beams, Oil fired AGA, bespoke wooden cabinets, consisting of base and wall units with

complementary granite work surface, sash double glazed window to front with window seat, door to cellar, door to first floor staircase.

Kitchen Utility Area 13'6" x 15'0"
(4.13m x 4.58m)

Quarry tiled floor, radiator, range of base units, stainless steel drainer sink, plumbing for dishwasher.

Cellar 8'8" x 9'10" (2.66m x 3.02m)

Stone steps leading to half cellar, stone flag floor, water filtration system, Oil boiler.

Rear Porch 6'6" x 13'6" (2.00m x 4.12m)



Quarry tiled floor, double glazed window to rear aspect, door to rear garden.

Sitting Room 10'3" x 16'6" (3.13m x 5.03m)



Open plan sitting room with fitted carpet, radiator, Sash double glazed window to rear, exposed beams.

Snug 12'7" x 16'6" (3.84m x 5.04m)



Fitted carpet, radiator, cast iron open fireplace with tiled hearth, exposed beams, double glazed window to side and Sash window to front.

Cloakroom

Tiled floor, radiator, wash basin, toilet, extractor fan.

Utility Room 8'11" x 11'0" (2.73m x 3.36m)

Quarry tiled floor, radiator, solid wood base unit with worktop, plumbing for under counter washing machine, space for tumble dryer, single glazed window with textured glass to rear, two double glazed windows to front aspect.

Boot Room 5'11" x 5'8" (1.81m x 1.75m)

Quarry tiled floor, radiator, single glazed window with textured glass to rear, timber and double glazed door to front.

First Floor

Landing

Fitted carpets, radiator, staircase to ground floor, two double glazed windows to rear and side aspects.

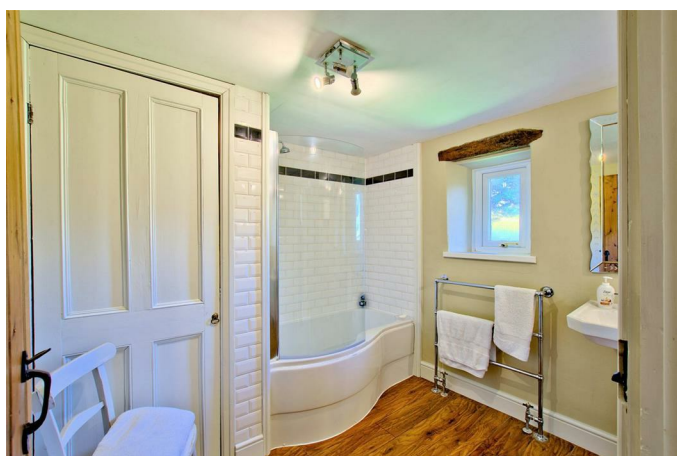
Office 9'10" x 8'8" (3.02m x 2.66m)



Office or additional bedroom off half landing

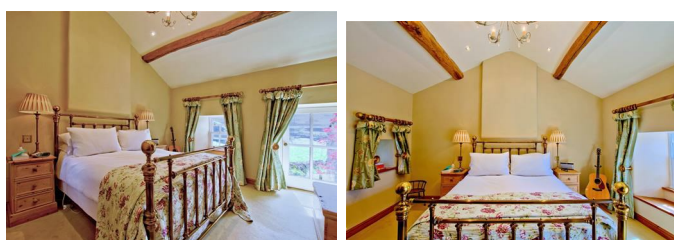
with fitted carpet, radiator, exposed beams, double glazed windows to rear and side aspects.

Bathroom 7'8" x 14'8" (2.36m x 4.48m)



Wood laminate flooring, radiator, heated towel rail, P-shape bath with shower over, wash basin, toilet, airing cupboard, two double glazed windows to rear aspects.

Principal Bedroom 13'6" x 11'0" (4.13m x 3.36m)



Spacious principal bedroom with fitted carpet, radiator, storage cupboard, vaulted ceiling with exposed beams, sash double glazed window to front with views of Ingleborough, double glazed windows to rear aspect.

Dressing Room Area

Fitted carpet, radiator, vaulted ceiling with exposed beams, fitted wardrobes and dressing table, two single glazed windows to rear aspect, double glazed windows to front aspect.

En-suite Bathroom 8'6" x 6'9" (2.60m x 2.06m)

Wood laminate flooring, radiator, vaulted ceiling with exposed beams, roll top bath with hand shower, shower cubicle, wash basin, toilet, double glazed windows to rear aspect.

Bedroom Two 12'7" x 12'2" (3.84m x 3.73m)



Fitted carpet, radiator, exposed beams, sash upvc double glazed window to front with views of Ingleborough.

En-suite Bathroom

Fitted carpet, radiator, wash basin, bath with hand shower, toilet, window to front aspect.

Bedroom Three 9'11" x 11'9" (3.03m x 3.59m)



Fitted carpet, radiator, exposed beams, sash double glazed window to front with window seat and views of Ingleborough.

Bedroom Four 9'10" x 11'11" (3.02m x 3.65m)



Fitted carpet, radiator, exposed beams, sash double glazed window to front with window seat and views of Ingleborough.

Bedroom Five 8'6" x 9'3" (2.60m x 2.82m)



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

External

Garage 12'4" x 12'11" (3.76m x 3.95m)

Internal access. Concrete floor, light and power, single glazed window to rear aspect, timber double doors.

Attached Barn 17'11" x 11'0" (5.48m x 3.36m)

Useful attached barn which provides good dry storage, or could be incorporated into Middles Scales or alternatively an annex, with planning permission. Double timber doors, earth floor, light and power, single glazed window.

Front

Dry stone wall enclosed garden with gravelled area. Lawn.

Parking

Ample gravelled parking at front of property.

Stables & Yard



Substantial timber stable block offering stabling for three horses, including mare and foal box. Concrete floor, water, light and power. Gated concrete stable yard with direct access on to bridal way. Enclosed oil tank.

Rear Garden



Substantial fence enclosed rear garden with large area of lawn, patio seating area, trees.

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.

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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



Area Map



Energy Efficiency Graph

