FISHER HOPPER
ESTATE AGENTS

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Little Kier Cottage 10 Main Street, Ingleton, LA6 3EB
Offers In The Region Of £210,000

An established two bedroom holiday let packed with character and charm in the heart of Ingleton - a popular tourist destination and base for holiday makers exploring the stunning Yorkshire Dales. The cottage has been operating as a holiday let for a number of years and there is potential for further growth, making it a superb turnkey opportunity.

Currently catering for up to 5 guests, Little Kier Cottage is now available on a turnkey basis. The region attracts hikers, cyclists, cavers and holiday makers all year round.

The village is the starting point for the famous waterfalls walk and ascents of Ingleborough. It is also well-located for day trips to the Lake District and Forest of Bowland. With views of the church and viaduct to the rear.

Little Kier Cottage

Welcome to Little Kier Cottage a character packed two bed established holiday let in the heart of Ingleton, the accommodation consists of, a cosy and inviting sitting dining area with feature fireplace, space for a family table. To the rear, there is a fully equipped modern fitted kitchen with stairs leading to the first floor, with access under to the useful storage cellar.

On the first floor, the landing provides access to a double bedroom with modern en-suite shower room, a separate house bathroom and stairs up to the top floor, where there is a further double bedroom with spectacular views to the church and viaduct.

Outside and to the rear, there is a useful detached bin store. There is ample public parking just a short walk away.

A great opportunity to buy an established holiday let on a turnkey basis.

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 D
Broadband internet connection
All mains services with gas central heating
Furniture contents, and future booking included

Ground Floor

Sitting Room Diner 10'8" x 14'9" (3.25m x 4.50m)

The spacious sitting room dining area features laminate flooring, radiator, timber framed single glazed bay window with seat to the front aspect and part-glazed timber external door, feature fireplace with fitted shelving over. The dining area has space for a family table, with a built-in storage cupboard, fabulous exposed beams and feature recess, access to cellar, stairs to first floor.

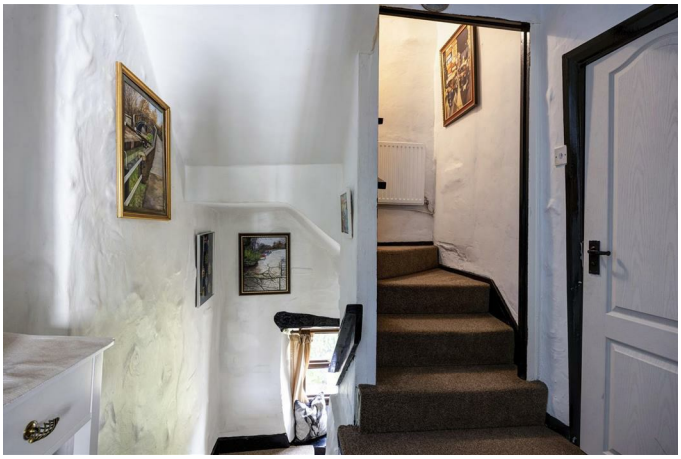
Kitchen

Open plan to sitting dining area with laminate flooring, modern shaker style fitted kitchen area with a range of wall and base units, stainless steel sink and drainer, integrated single oven, gas hob with pull out extractor over, fridge, dishwasher, washing machine.

Cellar 10'0" x 7'9" (3.04m x 2.37m)
Useful storage space for cleaning supplies.

First Floor

Landing



First floor landing with fitted carpet, timber framed double glazed window to the rear aspect from half-landing, access to bedroom one, house bathroom and stairs to second floor.

Bedroom One 9'9" x 14'9" (2.97m x 4.50m)

Double bedroom with fitted carpet, radiator, exposed beams and feature recess, timber framed double glazed window to the front aspect, access to en-suite shower room.

En-suite 5'8" x 4'8" (1.73m x 1.43m)

Modern en-suite with tiled floor, heated towel rail, shower cubicle, wash basin and Saniflo toilet, extractor.

Bathroom 4'8" x 8'0" (1.42m x 2.45m)

Bathroom with tiled flooring, heated towel rail, bath with shower over, wash basin, toilet, cupboard housing gas central heating boiler, timber framed double glazed window to the rear aspect.

Second Floor

Landing
Second floor landing providing access to bedroom two with fitted carpet, radiator in stairwell, storage.

Bedroom Two 15'0" x 13'9" (4.57m x 4.19m)

Double bedroom with fitted carpet, radiator, exposed beams and roof trusses, UPVC double glazed window to the rear aspect and wonderful views of the church and viaduct.

Outside

Frontage to Main Street. Rear access to Church Street - a pedestrian walk through. Store for bins.

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.

INTRODUCERS FEES

Fisher Hopper Ltd receives and introducers fee from Napthens Solicitors of £100.00 + VAT for all successful introductions.

FISHER HOPPER

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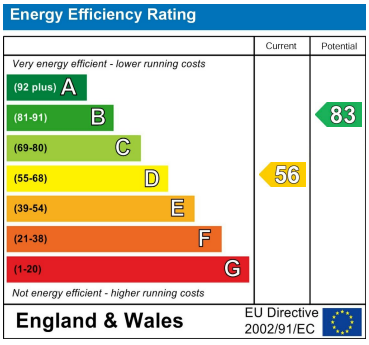
FLOOR PLANS

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

Floor Plan

Total area: approx. 89.4 sq. metres (962.8 sq. feet)

Little Kier Cottage, Ingleton

Area Map

Energy Efficiency Graph