FISHER HOPPER
ESTATE AGENTS

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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.

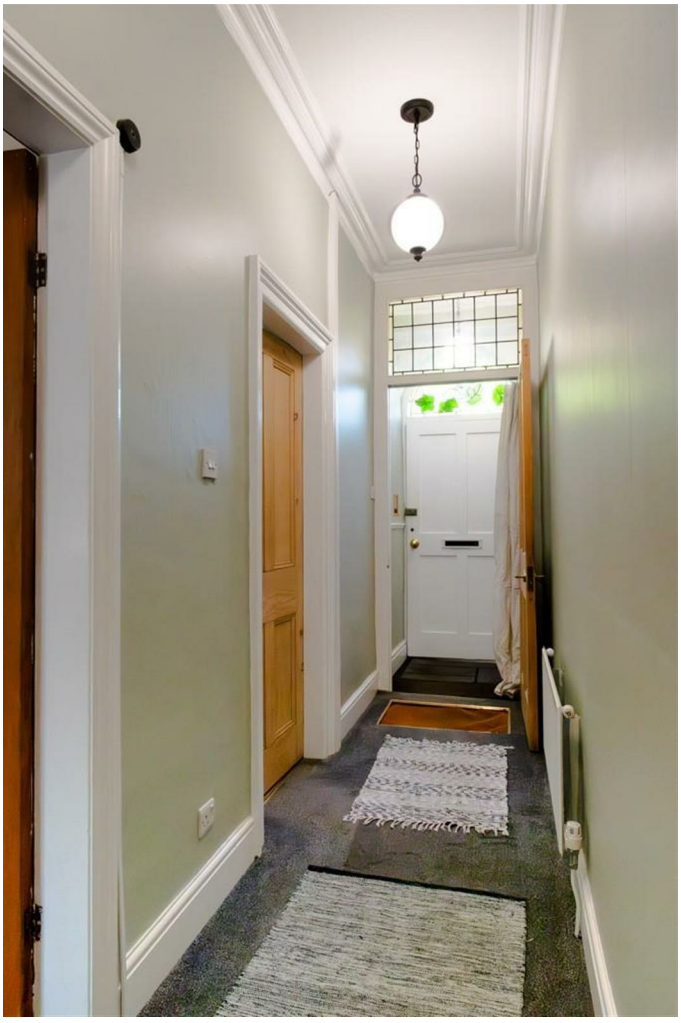
Lancaster and the M6 are half an hour by car. Popular local market towns include Kirkby Lonsdale and Settle. The A65 provides good links to Kendal and Skipton. As well as the Yorkshire Dales, Ingleton is ideal for day trips to the Lake District, Forest of Bowland and Morecambe Bay.

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)



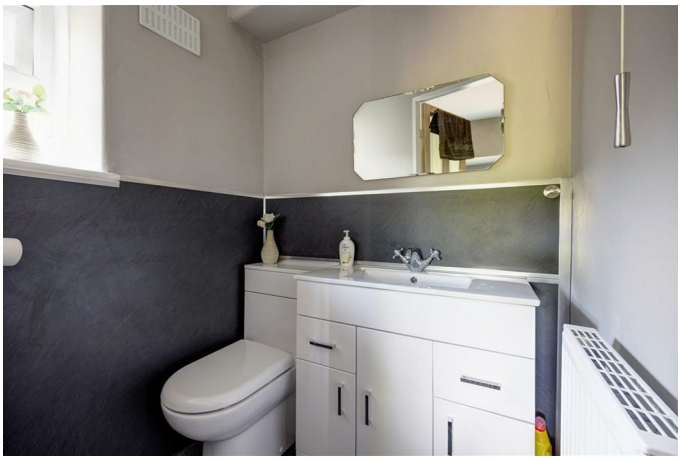

Slate tiled floor, electric underfloor heating, bath with hand shower, toilet, wash basin, cast iron fireplace, double glazed window with textured glass to rear aspect.

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

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 £30.00 (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.

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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

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Fisher Hopper Ltd receives an introducers fee from:

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Lakes Mortgages of £250.00 + VAT for all successful introductions.

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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

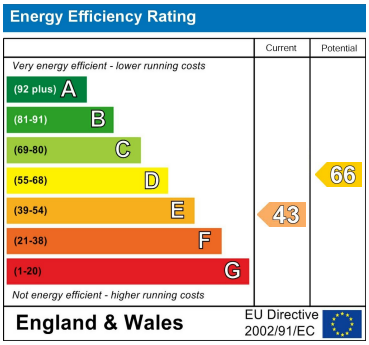


3 Ivy Mount, Ingleton

Area Map



Energy Efficiency Graph



OnTheMarket
The Property Ombudsman