



Heather Bank Thornton in Lonsdale, Ingleton, LA6 3PB

Price Guide £595,000

Spacious and immaculately presented 4 bedroom detached family home, located in the peaceful hamlet of Thornton in Lonsdale, on the western edge of the Yorkshire Dales. Heather Bank has been upgraded to a very high standard, to provide versatile accommodation with tasteful contemporary décor throughout and ample storage. With bedrooms on both floors and 3 bathrooms, the property is ideal for families and suitable for intergenerational living. B4RN fibre broadband is connected for home working. Bi-fold doors from the stunning kitchen/dining/reception room, open out to the superb gardens: perfect for entertaining on summer days. To the front aspect, a driveway and parking forecourt provides off-road parking for at least 4 vehicles. Viewing is essential in order to appreciate the space, comfort and quality of this stunning home.

Heather Bank



In brief, the ground floor accommodation comprises: stunning open plan kitchen/dining/reception with bi-fold doors to rear gardens; utility room with storage; large comfortable living room; spacious hall; entrance hall with storage; double bedroom 3; shower room and single bedroom 4 - currently used as a home office.

On the first floor, the landing provides access to 2 further bedrooms, storage and the house bathroom. Bedroom 2 is a good-sized double with large walk-in-wardrobe and access to eaves storage. Bedroom 1 is really spacious with a superb dressing room and stylish en-suite: both with access to eaves storage.

Outside, Heather Bank has generous gardens to both the front and rear aspects. The front gardens are laid to lawn with established borders, with a pleasant detached garden and shed across the access way. The driveway and parking forecourt provides off-road parking for at least 4 vehicles. Extensive rear gardens comprise lawns, established borders, large patio seating area and a charming summerhouse with light and power.

Location

Within the Yorkshire Dales National Park, Thornton in Lonsdale is a small and peaceful village with a lovely church and excellent pub. Climbing out of the village, Thornton Lane leads to the beautiful Kingsdale and then on to Dent through stunning Dales scenery. Nearby Ingleton provides a range of shops, pubs and restaurants. The village has a good

primary school, as does Leck - just 5 minutes drive away. Excellent secondary school options are available at Settle College and QES, Kirkby Lonsdale. The A65 provides easy connections to the market towns of Settle and Kirkby Lonsdale, and on to the M6 and Kendal. Trains on the Leeds/Lancaster line can be caught at Clapham and Benthams. As well as the Yorkshire Dales, the village is a great base for day trips to the Lake District, Forest of Bowland and coast at Morecambe Bay.

Property Information

Freehold property. Council Tax Band G. Mains water and electricity. Private drainage (compliant with General Binding Rules). Oil-fired central heating with underfloor to the open plan kitchen/dining/reception.

Ground Floor

Kitchen/Dining/Reception 25'8" x 33'7"
(7.82m x 10.24m)



Stunning contemporary space with UPVC double glazed windows to the rear and side aspects, with bi-fold doors to garden and external door to the side aspect. 2 Velux skylights and exposed beams. Tiled flooring. Underfloor heating.

Kitchen Area



Superb kitchen area with range of wall and base mounted units, plus island and breakfast bar. Solid wood shaker style units with silestone worktops. Zoned lighting. Sink. Integral cooker and hob with extractor fan over. Integral microwave. Space for American style fridge freezer. Dishwasher. Wine cooler. Access to:

Utility Room 10'10" x 11'1" (3.31m x 3.39m)

Large utility room with UPVC double glazed window to the side aspect. Range of wall and base mounted units. Sink with drainer. Plumbing for washing machine. Space for dryer. Cupboard housing central heating boiler. Large storage cupboard with shelving. Tiled flooring. Heated towel rail.

Dining Area



A stunning space for family dining. Bi-fold doors opening to garden. Access via French doors to the living room.

Reception Area



Comfortable reception area with access through to the hall.

Living Room 21'7" x 14'1" (6.57m x 4.30m)



Large family living room with UPVC double glazed window to the front aspect. Feature fireplace housing oil-fired stove. Carpet. Radiator.

Entrance



Entrance hall with UPVC double glazed

windows and external door to the front aspect. Large cupboard for coat and boot storage. Carpet. Electric heater. Access to:

Hall



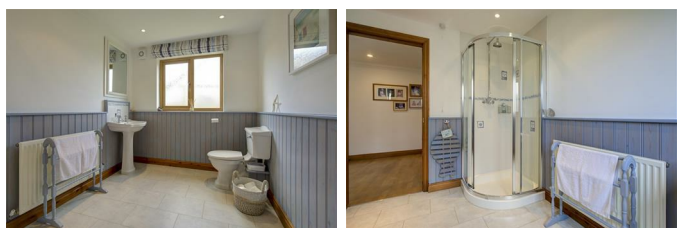
Large hall providing access to bedrooms 3 and 4, a shower room and the kitchen/dining/reception. Wood veneer flooring. 2 radiators. Stairs rising to first floor.

Bedroom 4/Office 9'11" x 9'11" (3.01m x 3.01m)



Good-sized single bedroom - currently used as an office - with UPVC double glazed window to the front aspect. Carpet. Radiator.

Shower Room 7'5" x 9'11" (2.25m x 3.01m)



Large shower room with UPVC double glazed window to the side aspect. Shower cubicle,

wash hand basin and WC. Extractor. Radiator. Tiled flooring.

Bedroom 3 13'11" x 9'11" (4.24m x 3.01m)



Dual aspect double bedroom with UPVC double glazed windows to the side and rear aspects. Carpet. Radiator.

First Floor

Landing



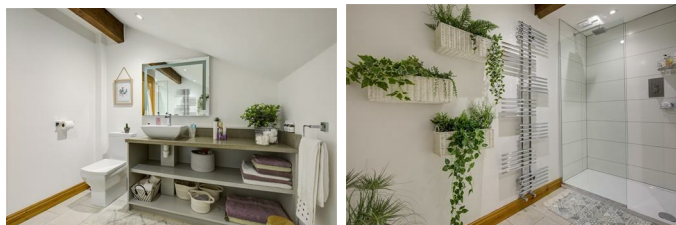
Spacious landing with storage, providing access to bedrooms 1 and 2, plus the house bathroom. Exposed beam. Carpet. Radiator.

Bedroom 1 22'2" x 14'1" (6.75m x 4.30m)



Very large double bedroom with UPVC double glazed window to the front aspect. Exposed beam. Carpet. Radiator. Access to:

En-suite 7'10" x 11'0" (2.38m x 3.35m)



Stylish contemporary en-suite with eaves storage access. Shower, wash hand basin and WC. Exposed beam. Extractor. Tiled flooring. Heated towel rail.

Dressing Room 11'4" x 11'1" (3.46m x 3.37m)



Good-sized dressing room with range of fitted wardrobes and shelving. Cupboard housing hot water cylinder. Exposed beam. Access to eaves storage. Carpet. Radiator.

Bedroom 2 18'5" x 9'11" (5.62m x 3.02m)



Another good-sized double bedroom with UPVC double glazed window to the front aspect. Exposed beam. Carpet. Radiator. Access to:

Walk-in-Wardrobe

Large walk-in-wardrobe with access to eaves storage. Range of fitted wardrobes and shelving. Carpet.

Bathroom 10'1" x 11'5" (3.08m x 3.47m)



Good-sized house bathroom with Velux skylight. Bathtub with shower attachment, wash hand basin and WC. Extractor. Access to eaves storage. Tiled flooring. Heated towel rail.

Outside



Generous plot with gardens to the front and rear aspects.

Front



Front garden with lawn and established borders. Driveway and parking forecourt suitable for at least 4 vehicles. Access to rear via both sides of property. Detached garden area across access way with timber shed and mature trees and shrubs.

Rear



Extensive rear garden with lawn, large patio seating area and established borders. External taps to rear and side.

Summer House



Attractive timber summerhouse with light and power.

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

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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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FISHER HOPPER

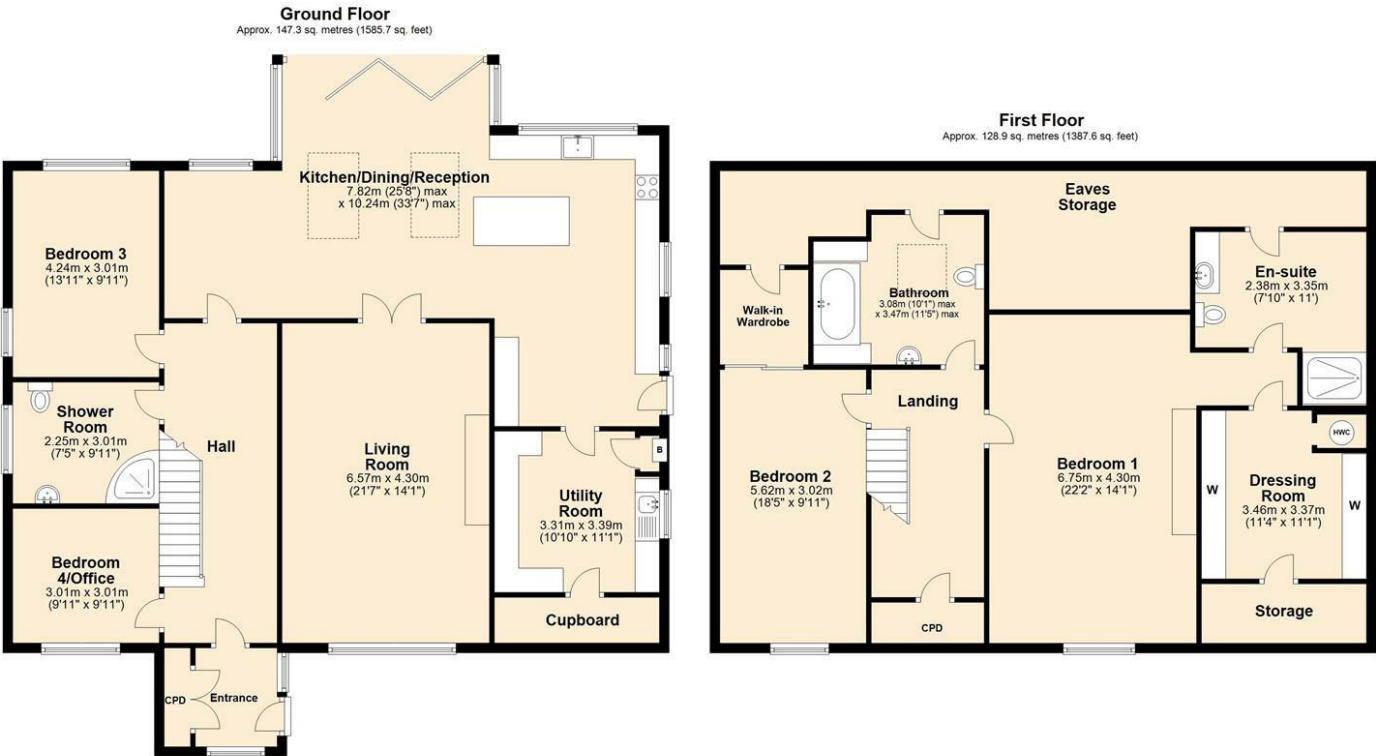
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FLOOR PLANS

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

Floor Plan



Total area: approx. 276.2 sq. metres (2973.3 sq. feet)
Heather Bank, Thornton in Lonsdale

Area Map



Energy Efficiency Graph

