FISHER HOPPER
ESTATE AGENTS

43 Main Street, Bentham,
North Yorkshire, LA2 7HJ
015242 62044
property@fisherhopper.com
www.fisherhopper.com









Maythorne 4 New Road, LA6 3HW

Offers Over £365,000

Spacious and well-presented 4 bed end terraced period property, featuring recent improvements and a stylish neutral décor throughout. Located on the edge of Ingleton, the property offers ample off-road parking, a garage, and a useful range of outbuildings providing workshop and storage space.

Combining fine architectural features with modern comforts, Maythorne is ideal for families or couples, with plenty of room to work from home and easy access to the A65 and M6.

Positioned on the edge of the stunning Yorkshire Dales, the Lake District, Forest of Bowland and the coast at Morecambe Bay are all within comfortable travelling distance.

Viewing is essential to fully appreciate all that is on offer.

Maythorne

Maythorne retains many period features, including: panel doors; architraves; fireplaces; balustrades and a fine encaustic tiled floor to the main entrance hall, whilst benefitting from UPVC double glazing throughout and oil-fired central heating. The ground floor accommodation briefly comprises: grand period entrance hall with storage cupboard; generous family dining room; comfortable sitting room with wood burning stove; modern kitchen/diner; rear lobby; shower room and utility room.

On the first floor, a spacious landing provides access to 3 generous double bedrooms, a good-sized single bedroom, family bathroom and separate WC.

Outside, the property benefits from parking to the front aspect. To the rear, there is further ample off-road parking, a pleasant secluded garden area, attached store and a huge garage with 2 store rooms and a further workshop/store.

Ingleton Location

Ingleton is a vibrant village with a strong community and a good selection of bars, pubs, and shops. It is renowned for the spectacular Waterfalls Walk, with Ingleborough—one of the Yorkshire Dales' Three Peaks—dominating the landscape.

The village offers a good primary school and falls within the catchment areas for Settle College and Queen Elizabeth School, Kirkby Lonsdale. Local amenities include an open-air swimming pool and an ASDA supermarket with a petrol forecourt on the nearby A65.

Train services are available from Bentham and Clapham stations on the Leeds–Lancaster line. Lancaster and the M6 motorway are about a 30-minute drive away. Popular nearby market towns include Kirkby Lonsdale and Settle. The A65 provides good road links to Kendal and Skipton. Ingleton's location also makes it ideal for day trips to the Lake District, Forest of Bowland, and Morecambe Bay.

Property Information

Tenure: Freehold
Council Tax Band: D
EPC Rating: E
Services: Mains water, drainage & electricity
Heating & Hot Water System: Oil-fired
Windows: Double glazing throughout.

Ground Floor

Entrance Hall



Period encaustic floor tiling, radiator, good-sized cupboard, period architraves, dado rail, feature arch and ceiling rose, carpeted stairs to first floor with balustrade, recently installed composite door to front aspect.

Sitting Room 14'9" x 12'0" (4.50m x 3.66m)



Wood laminate flooring, radiator, feature fireplace housing wood burning stove, period architrave, picture rail, ceiling rose, UPVC double glazed window to front aspect.

Reception Room Two 14'9" x 12'1" (4.50m x 3.68m)



Wood laminate flooring, radiator, feature open fireplace, cupboard and shelving, period architrave, picture rail, ceiling rose, UPVC double glazed window to front aspect.

Kitchen/Diner 14'11" x 10'1" (4.55m x 3.08m)



Wood laminate flooring, radiator, range of wall and base units, 1.5 stainless steel drainer sink, space for cooker with extractor hood over, plumbing for dishwasher, space for fridge, UPVC double glazed window to side aspect.

Lobby

Tiled flooring, skylight, UPVC double glazed window and external door to rear aspect.

Utility Room 10'4" x 8'6" (3.16m x 2.58m)



Tiled flooring, plumbing for washing machine, recently installed Oil-fired central heating boiler, UPVC double glazed window to the rear aspect.

Shower Room





Ground floor shower room with UPVC double glazed window to the rear aspect. Shower, wash hand basin and WC. Tiled floor.

First Floor

Landing

Fitted carpet, radiator, period balustrade and architrave, loft access, UPVC double glazed window to side aspect.

Bedroom One 14'9" x 12'2" (4.50m x 3.70m)



Double room with fitted carpet, radiator, period feature fireplace, cornicing, UPVC double glazed window to front aspect.

Bedroom Two 14'9" x 10'0" (4.50m x 3.04m)



Good-sized double room with fitted carpet, radiator, period fireplace and architrave, fitted shelving, UPVC double glazed window to the front aspect.

Bedroom Three 14'8" x 10'0" (4.46m x 3.04m)



Good-sized double room with fitted carpet, radiator, cornicing, UPVC double glazed window to the rear aspect.

Bedroom Four 11'0" x 6'7" (3.35m x 2.00m)
Good-sized single bedroom with fitted carpet, radiator. UPVC double glazed window to the front aspect.

Bathroom 6'11" x 8'6" (2.10m x 2.58m)





Wood laminate flooring, radiator, wash basin, corner bath with shower over, fitted shelving, extractor fan, UPVC double glazed window to the side aspect.

Separate WC



Separate toilet with wood laminate flooring, UPVC double glazed window to the side aspect.

External

Rear



Pleasant secluded garden area with lawn and established borders, oil tank, access gate to Bentham Road, attached stone-built store.

Garage 29'0" x 12'5" (8.85m x 3.79m)



Large garage with light and power, UPVC double glazed window to side aspect and double doors to front aspect, 2 attached store rooms with light and power.

Workshop 17'9" x 12'5" (5.40m x 3.79m)

Large workshop or store with external door and UPVC double glazed window to the garden area. Light and power.

Parking

1 off road parking space to front, gravelled private parking for 3 to 4 vehicles to rear.

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.

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 an introducers fee from:

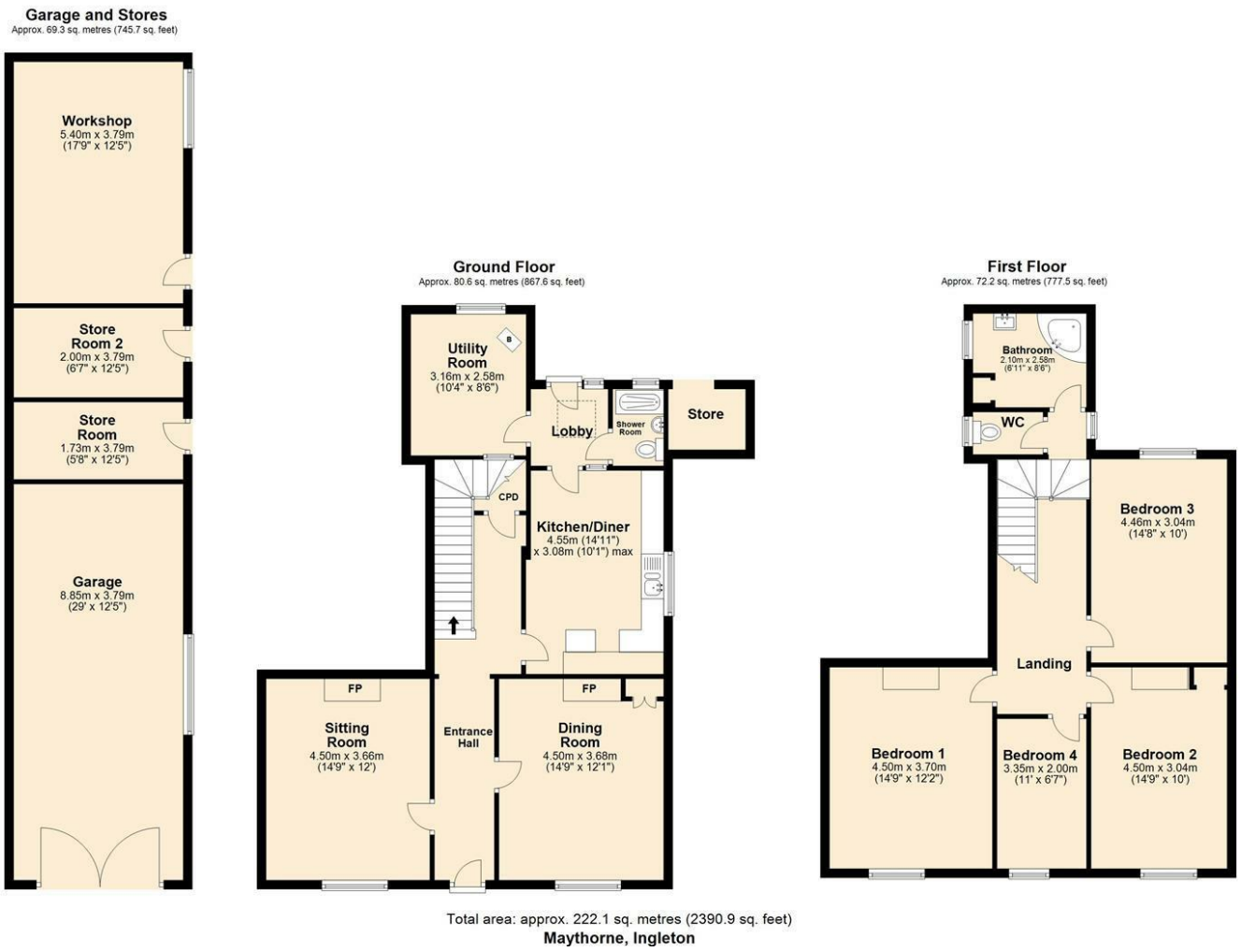
Napthens and Taylor Rose Solicitors of £100.00 + VAT for all successful introductions.
Lakes Mortgages of £250.00 + VAT for all successful introductions.

FISHER HOPPER
Fisher Hopper is a trading name for Fisher Hopper Limited, which is registered in England No 08514050. The registered office for the company is: 5 Battalion Court, Colburn Business Park, Catterick Garrison, England, DL9 4QN. Company Director: M. Alexander

The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

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. 222.1 sq. metres (2390.9 sq. feet)

Maythorne, Ingleton

Area Map



Energy Efficiency Graph

