



 Park Foot Farm House



## Park Foot Farm House

Bentham Road, Ingleton, LA6 3HR

A beautifully restored link detached former farmhouse with three bedroom, three bathroom accommodation, having been recently refurbished with a mentionless attention to detail that has created a most appealing home taking the best of the period features and intertwining the very best modern building techniques. Together with a generous garden and off road parking.

### Quick Overview

- Attractive Link Detached Home
- Three Bedrooms and Three En-suites
- Countryside Location
- Two Garages and Ample Off Road Parking
- Extensive Gardens with Spectacular Views
- Cellar with Separate Access Outside
- Ready to Move Into
- No Chain
- Finished to a High Standard
- B4RN Broadband





## Welcome

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Wrapped up in 0.8 acres of landscaped gardens and wonderful countryside views, Park Foot Farm House is a true hidden gem. Lovingly updated and upgraded by the current owners, traditional elements harmonise with contemporary finishings.

Peacefully set in an elevated position on the border of the Yorkshire dales, within a short drive to the bustling towns of Bentham and Ingleton. A private driveway leads to a gravelled parking area for several vehicles.

## Location

Ingleton is a vibrant village, located immediately on the border of the Yorkshire Dales National Park and sitting just below the 'Three Peaks'. It is popular with tourists who enjoy walking and outdoor pursuits with some stunning limestone scenery and is also only 25 miles from the southern Lake District. The village offers a good range of bars, pubs and shops and essential services, together with schools, church and community centre. The village has a good Primary School and is in the catchment for both Settle College and Queen Elizabeth School, Kirkby Lonsdale. Local amenities are within easy access, including the open-air swimming pool and a large Co-op grocery store with petrol forecourt. Ingleton is within easy reach of the M6 and West Coast Main Line (Oxenholme) and the market towns of Kendal, Settle and Lancaster.

From the A65 at Ingleton turn down Bentham Road, proceed for about 1 ½ miles till you reach a cluster of properties on your left, and Parkfoot Farmhouse is at the end of these and has a private drive.





## Flowing Spaces

### Specifications

**Entrance Hall**  
17' 2" x 8' 4" (5.23m x 2.54m)

**Living Room**  
17' 1" x 15' 3" (5.21m x 4.65m)

Enter the property through the hardwood door and immediately admire the high ceilings and original features where oak flooring gleams in the light that floods from the window opposite. The entrance hall is an open space ideal for the removal of muddy boots and to store coats in the useful alcove cupboard. Flow right into the spacious lounge, where light flows in through the dual aspect windows, drawing the surrounding countryside in, a log burner is set on a stone hearth for an ambient glow on winter evenings.



# Rolling Views

Continue through to the kitchen, fitted with a range of wall and base units with complementary working surfaces with upstand and sink unit, integrated appliances include; dishwasher, full length fridge and freezer. Step down to the rear extension with a convenient every day entrance, complete with underfloor heating. On your left a utility room with space for washing machine and dryer and a handy down stairs cloakroom with W.C. The garden room, currently serving as a dining room, enjoys rolling views over the garden and has doors leading out to the patio garden, a perfect place to sit and enjoy morning coffee or a glass of something in the evening sun.

## Specifications

### Kitchen

15' 7" x 11' 9" (4.75m x 3.58m)

### Sun Room

10' 6" x 10' 6" (3.2m x 3.2m)

### Utility

7' 9" x 5' 3" (2.36m x 1.6m)

### Cellar

17' 7" x 17' 0" (5.36m x 5.18m)

The Cellar consists of two rooms and has a separate entrance to the outside. Subject to consents, could be a study, studio or secondary living room, the choice is yours!





## Light & Airy

### Specifications

**Bedroom Two**  
18' 0" x 12' 7" (5.49m x 3.84m)

**Bedroom Three**  
15' 3" x 12' 4" (4.65m x 3.76m)

Back into the entrance hall, pass through the delightful archway and ascend to the first floor. The landing is light and spacious and has a useful storage cupboard that could also be utilised as a utility room. Turning left, discover bedroom three, the first of three well-proportioned bedrooms all with en-suites. Below the high ceiling, the light streams in through the window, framing views out over the garden. The en-suite consists a vanity unit set beneath the wash hand basin with a W.C, and walk in shower. Across the landing, the second bedroom, where floods of light enter through the two windows at the front aspect, again with an en-suite, having complimentary blue limestone tiles and contemporary three piece shower suite.



# Panoramic Views

Returning to the landing, glance up, to the second story master suite. On the way to the landing there is an abundance of handy storage cupboards. The master suite enjoys panoramic views of the countryside with Ingleborough in the background. A floating step takes you to the bathroom suite where a free standing bath awaits for soaking aching muscles after exhilarating walks in the local area. With a walk in shower, hand wash basin, W.C and built in wardrobe with eaves storage behind.

## Specifications

Bedroom One  
13' 5" x 12' 4" (4.09m x 3.76m)







## Outside

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A gated gravelled driveway leads to a large area providing ample parking and turning. The front of the property has a neat lawn and gravelled path leading to the front entrance. To the side and rear of the property is a delightful, well kept large garden with an abundance of shrubs, trees, lawned areas and a summer house. There is a vegetable plot with greenhouse, ready for those looking to grow their own veg. The garden is peaceful and boasts countryside views, making it a place to be able to sit and enjoy those summer days.

**Garage & Parking** Two single garages with up and over doors located behind the parking area that has ample parking for several cars

## Important Information

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**Services:**

Mains gas, water and electricity. Private septic tank. Gas central heating

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

**What3Words:**

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**Energy Performance Certificate:**

The full Energy Performance Certificate is available on our website and also at any of our offices.

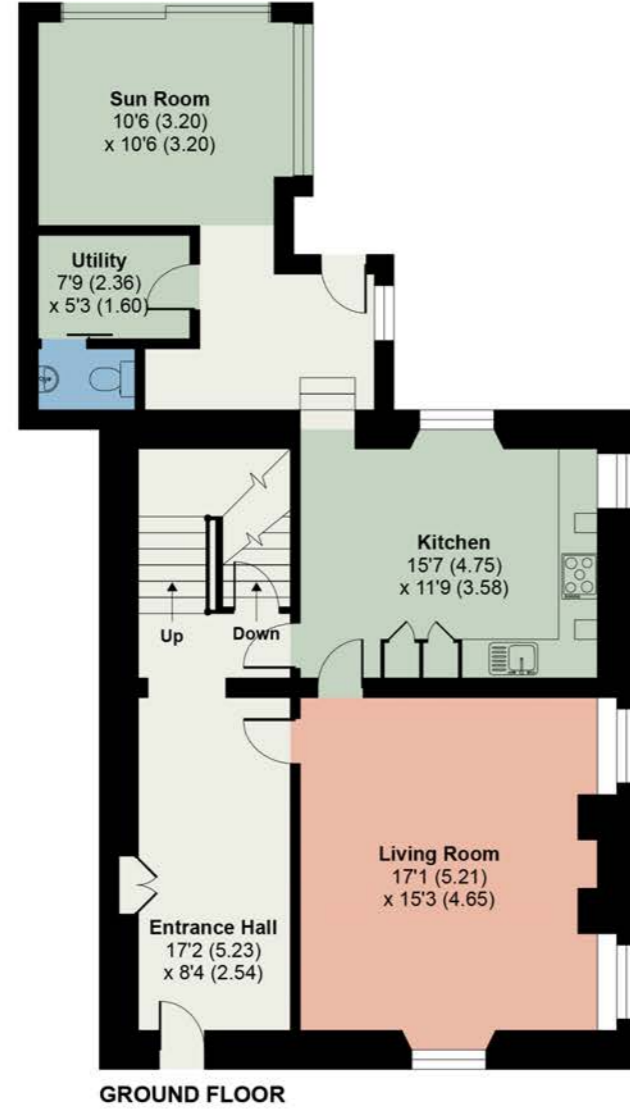
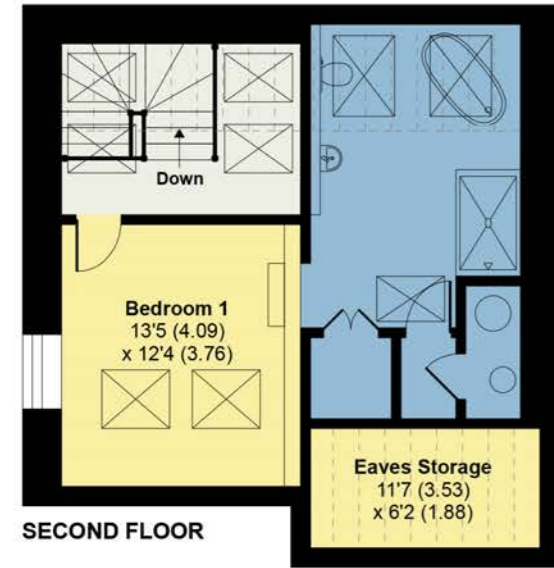
**Council Tax Band :**

Band F - Craven District Council

**Tenure:**

Freehold. Vacant possession upon completion.

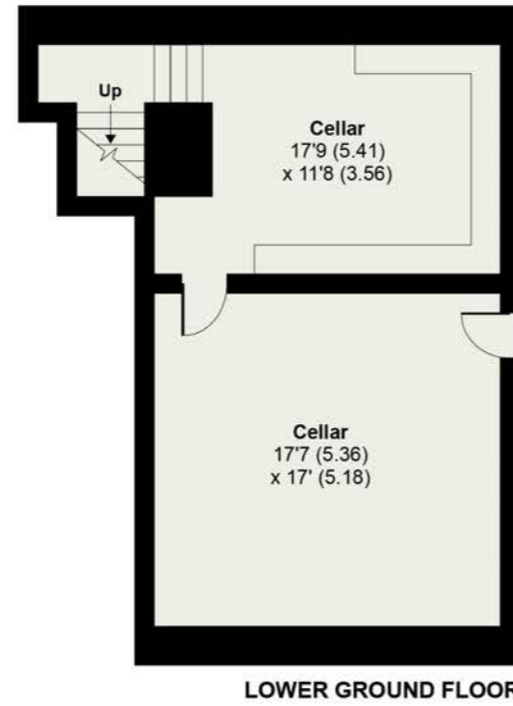




### Park Foot Farmhouse, Bentham Road, Ingleton, Carnforth, LA6

Approximate Area = 2733 sq ft / 253.9 sq m  
 Limited Use Area(s) = 198 sq ft / 18.3 sq m  
 Total = 2931 sq ft / 272.2 sq m  
 For identification only - Not to scale

Denotes restricted head height



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2022. Produced for Hackney & Leigh. REF: 903989

## Viewings

Strictly by appointment with Hackney & Leigh.

**To view contact our Kirkby Lonsdale office:**

Call us on 015242 72111

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