



Ingladene, Barbon  
£540,000



## Ingladene

Barbon, Carnforth

A well proportioned detached property having charm and character and boasting beautiful countryside views situated in a desirable location within Barbon village. Barbon offers easy access to the market town of Kirkby Lonsdale, the Yorkshire Dales National Park and road links to the M6.

The accommodation briefly comprises an entrance hall, sitting room, kitchen diner, utility room and cloakroom to the ground floor. The first floor offers three bedrooms and a family bathroom with eaves storage. The property benefits from double glazing and gas central heating.

Outside there is a delightful enclosed rear garden and ample off road parking.

## GROUND FLOOR

### ENTRANCE HALL

13' 6" x 4' 5" (4.12m x 1.34m)

Both max. Double glazed door, radiator.

### SITTING ROOM

17' 2" x 11' 4" (5.22m x 3.45m)

Both max. Double glazed doors, two double glazed windows, two radiators, open fireplace.

### KITCHEN/DINER

35' 0" x 13' 11" (10.67m x 4.23m)

Both max. Four double glazed windows, two radiators, base and wall units, stainless steel sink, integrated oven, electric hob, extractor/filter over, space for fridge freezer, space for dishwasher, tiled splashback.

### UTILITY ROOM

8' 9" x 6' 11" (2.67m x 2.12m)

Both max. Double glazed door, double glazed window, base units, radiator, gas combination boiler, tiled splashback, plumbing for washer dryer.

### CLOAKROOM

Both max. Double glazed window, W.C. wash hand basin.





## FIRST FLOOR

### BEDROOM

15' 8" x 14' 11" (4.78m x 4.56m)

Both max. Double glazed window, radiator.

### BEDROOM

12' 5" x 9' 6" (3.78m x 2.89m)

Both max. Double glazed window, radiator.

### BEDROOM

10' 8" x 9' 6" (3.25m x 2.89m)

Both max. Double glazed window, radiator.

### BATHROOM

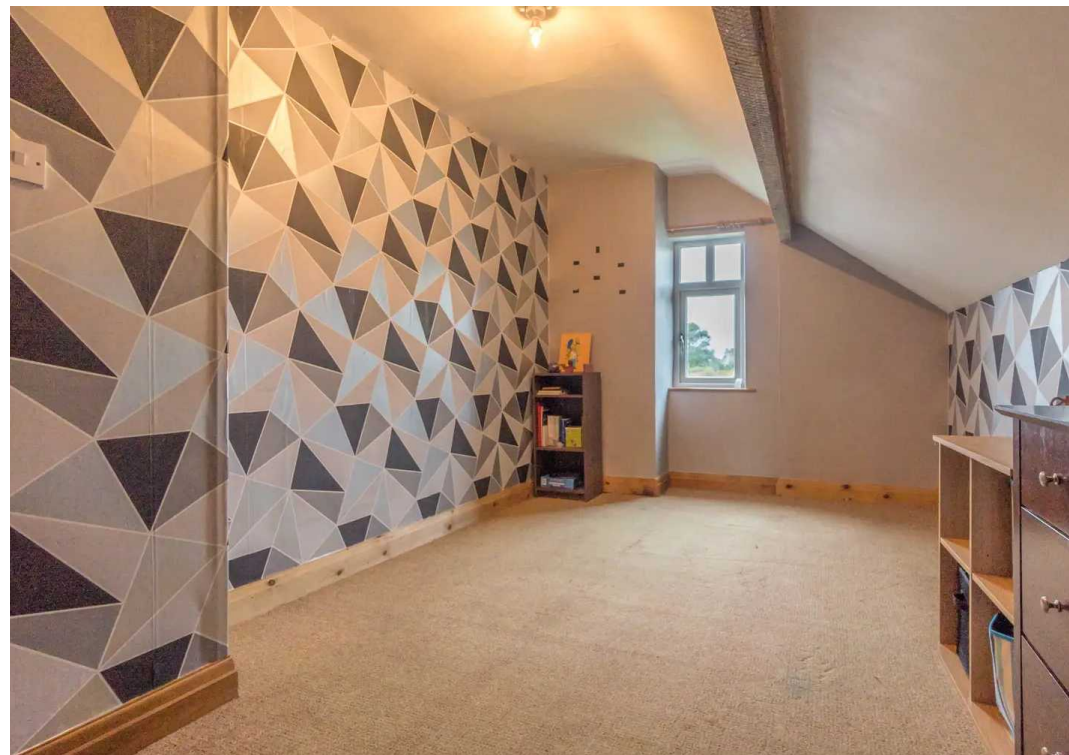
13' 2" x 4' 5" (4.01m x 1.34m)

Both max. Double glazed window, radiator, three piece suite comprises W.C. wash hand basin and bath with thermostatic shower over, fully tiled walls, recessed spotlights, tiled flooring, eaves storage.

### LANDING

Double glazed window, loft access.





## OUTSIDE

A generous rear garden, paved throughout with space for garden furniture and includes an outhouse. To the side of the property is a well kept lawn.

## OFF ROAD

Ample driveway parking

## EPC RATING D

**SERVICES** Mains electric, mains gas, mains water, mains drainage.

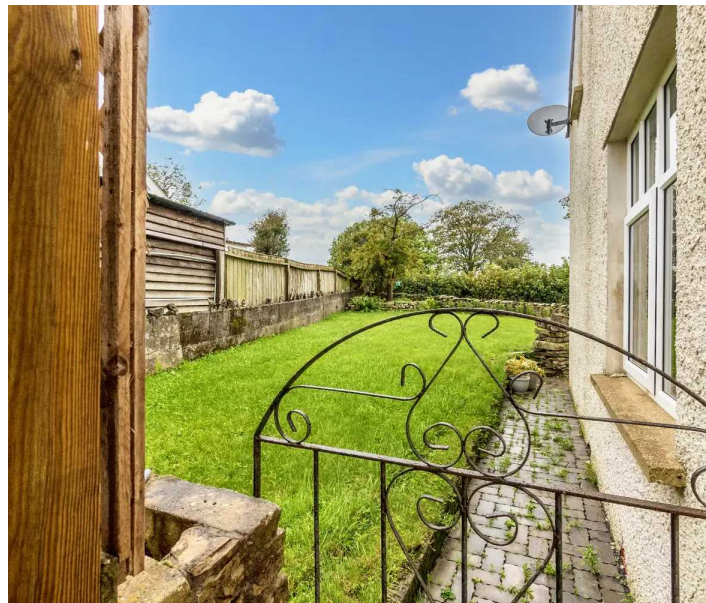
**COUNCIL TAX BAND E**

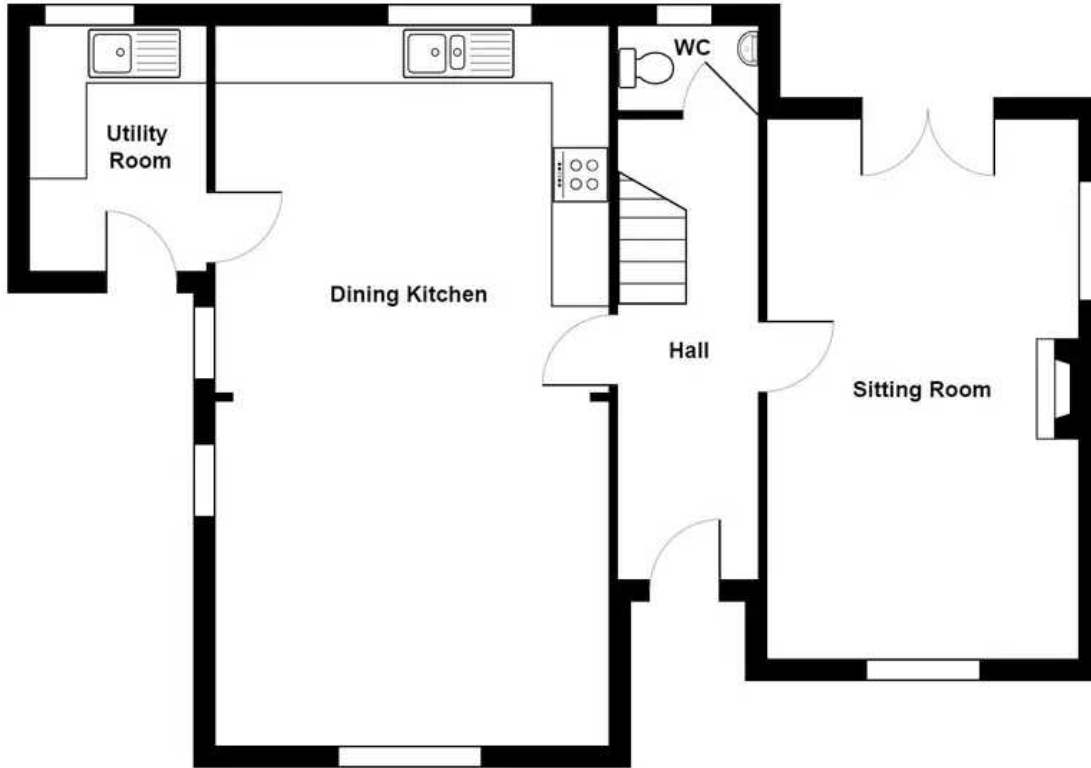
**TENURE:FREEHOLD**

## DIRECTIONS

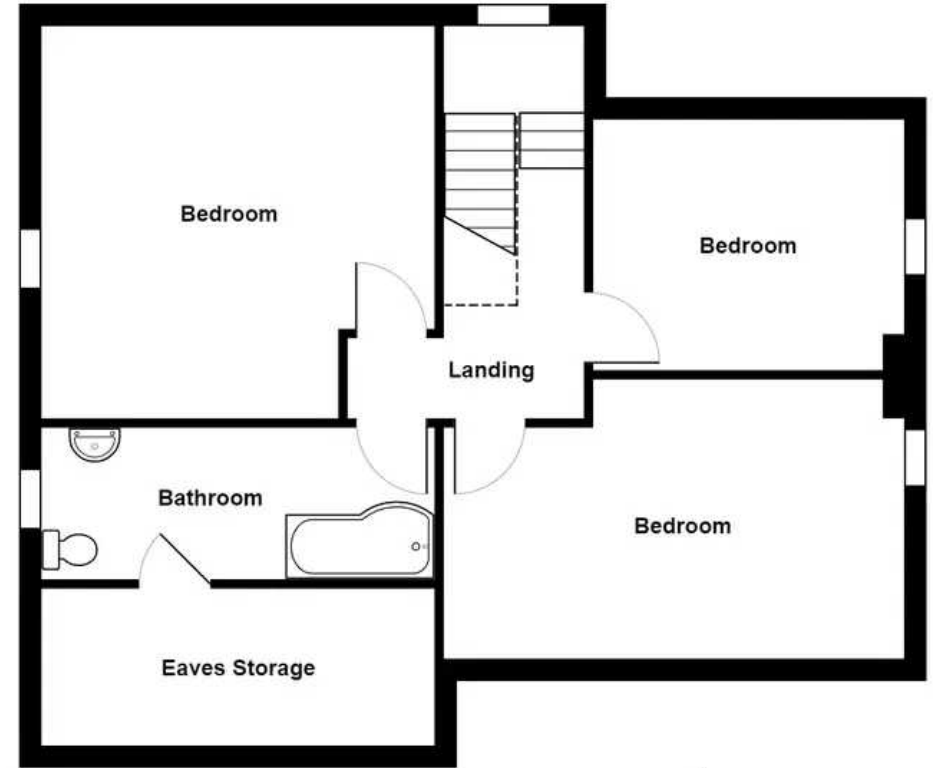
Leave Kirkby Lonsdale heading along the A65 in the direction of Skipton, take the first turning left signposted Sedbergh, pass through Casterton and take the 3rd turning into Barbon, follow this road into the village then take a right onto Moorthwaite Lane where Ingledene is located on the left hand side.

**WHAT3WORDS:** hedgehog.field.returns





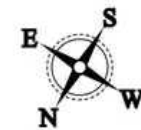
Ground Floor



First Floor

Inglodene, Barbon  
 Total Area: 129.8 m<sup>2</sup> ... 1398 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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## THW Estate Agents

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