



## Ingleton

Fellcroft , 16 Main Street, Ingleton, Carnforth, LA6 3HF

Welcome to this wonderful home, recently transformed and reconfigured with tasteful décor and modernisations throughout, offering flexible, elegant living for all. Some modern design including wall panelling, underfloor heating and wood effect flooring is featured throughout, emphasising the tasteful feel to this home.

Offering five great sized bedrooms, with tastefully modernised master suite to the lower ground floor, separate cinema room, open plan kitchen/living-dining room and that all important utility. This home also benefits from off road parking and the current owners have transformed the outside space into an enclosed garden, comprising a spacious balcony with steps down to a lawn area for all the family to enjoy.

## Offers Over £525,000

### Quick Overview

Fabulous Family Home  
 Five Bedrooms & Three Bathrooms  
 Open Plan Kitchen/Living/Diner & Handy Utility  
 Separate Cinema Room  
 Recently Renovated & Reconfigured Throughout  
 Balcony & Lawn Area  
 Off Road Parking  
 Close to Local Amenities  
 Modernised with High Specification Throughout  
 Superfast 67 Mbps Broadband Available\*



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Superfast  
Broadband



Off Road  
Parking

Property Reference: KL3452

## Property Overview

Step through the front door into the spacious entrance hall with ample space for kicking off muddy boots. A handy cloakroom is located to the left, fitted with modern walk in shower with waterfall shower head over, sink and W.C, providing ample space for hanging coats. The ground floor also offers bedrooms four and five, both double rooms with space for additional furniture, bedroom five to the front aspect whilst bedroom four enjoys views to the rear.

The real showstopper to this newly renovated home is the open plan kitchen/living/diner; a wonderful space, designed with comfort and practicality in mind. With ample space for a large dining table, this room is a great social space for hosting family and friends all year round. The living room enjoys large windows to the rear with uninterrupted views to the fields beyond, and high tech media wall with built in TV and feature electric fire, perfect for cosy nights in.

The kitchen space itself is well fitted with wall and base units, complementary worktop and tiled splashback with breakfast bar and island unit. Integrated appliances include a sink, Hotpoint dishwasher, wine cooler, Lamona induction hob, Lamona microwave, oven and grill, also benefiting from an American style fridge/freezer. Adjacent to the kitchen is the utility, formally a garage with ample space for storing essentials and fitted with wall and base units, complementary part tiled walls and worktop with space for an undercounter washing machine/drier. A door provides access onto the drive and windows to the rear provide excellent views beyond.

Follow the stairs down to the lower ground floor where you will find a further two bedrooms and the excellent master suite, family bathroom and cinema room, as well as access via double doors onto the balcony. Bedroom two is a double room with ample space for additional furniture, whilst bedroom three is a single, both enjoying views to the rear and having access into the family bathroom which comprises a jacuzzi bath with hand held shower attachment, W.C., vanity sink and heated ladder towel radiator. A great addition to this home is the cinema room; a fabulous family space to enjoy movie nights, or for children to enjoy their own space to play and socialise.

Bedroom one is a double room with double doors opening onto the balcony area, creating a relaxing haven to enjoy some peace and quiet. This suite enjoys a dressing room with ample space for furniture and the four piece bathroom is certainly not one to miss, comprising; walk in shower with waterfall shower head over, double vanity sink, W.C. and bath with hand held shower attachment. Tastefully decorated with modern part tiled walls and flooring and heated ladder towel radiator to complete the picture.



Open Plan Kitchen/Living/Diner



Open Plan Kitchen/Living/Diner



Open Plan Kitchen/Living/Diner



Cinema Room



Open Plan Kitchen/Living/Diner



Open Plan Kitchen/Living/Diner



Bedroom Two



Bedroom Three



Bedroom Four



Bedroom Five

## 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 c25 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 QES, 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.

What3Words [///cleansed.survey.lift](http://cleansed.survey.lift)

## Accommodation (with approximate dimensions)

Open Plan Living/Dining Room 25' 0" x 17' 7" (7.62m x 5.36m)

Kitchen Area 19' 11" x 13' 1" (6.07m x 3.99m)

Utility/Garage 18' 6" x 14' 7" (5.64m x 4.44m)

Bedroom Four 13' 9" x 11' 11" (4.19m x 3.63m)

Bedroom Five 13' 9" x 8' 6" (4.19m x 2.59m)

## Lower Ground Floor

Bedroom One 18' 6" x 11' 3" (5.64m x 3.43m)

Dressing Room 11' 7" x 9' 3" (3.53m x 2.82m)

Cinema Room 15' 11" x 14' 6" (4.85m x 4.42m)

Bedroom Two 11' 10" x 11' 4" (3.61m x 3.45m)

Bedroom Three 11' 3" x 9' 8" (3.43m x 2.95m)

**Outside** A gate provides access into the front garden, a patio path that wraps around the property with steps to the right leading into the rear garden.

A generous balcony area provides ample space for outdoor furniture, whilst split steps lead down to a well maintained lawn with planted borders, vegetable patch, an array of plants and flowers and space for a garden shed.

**Services** Mains gas, water, drainage and electricity.

**Council Tax** Craven District Council. Band E.

**Tenure** Freehold. Vacant possession upon completion.

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



Bedroom One



Master Suite



Rear Garden



Request a Viewing Online or Call 015242 72111

# Meet the Team

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Total area: approx. 253.4 sq. metres (2727.2 sq. feet)

For illustrative purposes only. Not to scale.

**A thought from the owners...** Ingleton is the perfect place for families to live, our home is brilliant for large families affording ample space for guests to visit. We adore the surroundings and the views of Kingsdale are unbeatable.

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