

**Dyer's Cottage 11a Main Street, Ingleton, LA6 3EB**  
**Offers In The Region Of £225,000**

In the heart of the popular tourist destination of Ingleton, yet tucked away and secluded, this charming and spacious 2 bed property is ideal for buyers seeking a permanent home close to amenities, or an ideal "lock up and leave" holiday home or rental. The large garden with range of useful outbuildings, is a real haven in the centre of this popular village.

## Dyer's Cottage

Full of surprises, this spacious and charming property is located right in the centre of the popular tourist destination of Ingleton, whilst being tucked away with superb large gardens and range of useful outbuildings. Ideal for local amenities in this charming village, Dyer's Cottage will suit buyers seeking a permanent home, whilst there is also very obvious potential as a private holiday home or high end commercial holiday let. The accommodation provides great flexibility and the extensive gardens are perfect for entertaining - with plenty of room for that essential holiday hot tub! Available with no chain, viewing is essential in order to appreciate the unique qualities of Dyer's Cottage.

In brief, the ground floor accommodation comprises: useful entrance porch used for utilities; hall; shower room; good-sized kitchen/diner; living room with multi-fuel stove; raised second reception space and conservatory. Stairs rise to a mezzanine level which is currently used as a work room and could easily be adapted for a variety of uses. A hallway then provides access to 2 double bedrooms, with the main having an en-suite shower room.

Outside, this hidden gem is approached via a ginnel from Main Street. The extensive gardens are mainly walled and comprise gravel and flag pathways between established beds with mature shrubs and trees. 3 large outbuildings with light and power provide plenty of storage space, along with a timber garden shed.

## Ingleton

Ingleton is a thriving village with a strong community and a good range of bars, pubs and shops. It is well known for the spectacular waterfalls walk. Ingleborough - one of the Yorkshire Dales 3 Peaks - dominates the local landscape. The village draws in visitors throughout the year, with particular appeal to hikers, cyclists and cavers. Holiday rentals typically enjoy high demand and with the increasing popularity of staycations, this seems set to continue. As well as the Yorkshire Dales, Ingleton is ideal for day trips to the Lake District, Forest of

Bowland and Morecambe Bay - making it an ideal base for holidaymakers.

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 flagship Co-op grocery store with petrol forecourt.

Trains can be caught at Bentham and Clapham on the Leeds/Lancaster line. Lancaster and the M6 are half an hour by car. Popular local market towns include Kirkby Lonsdale and Settle. The A65 provides good links to Kendal and Skipton.

## Property Information

Freehold property. Council Tax Band D. All mains services with gas central heating and full double glazing. B4RN High Speed Internet.

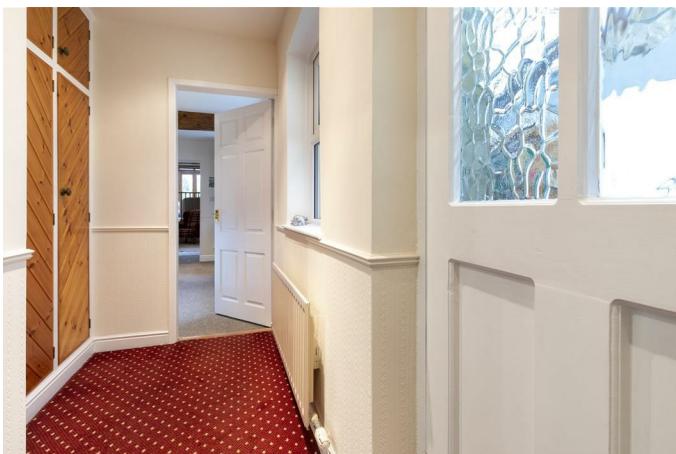
## Ground Floor

### Utility 10'10" x 5'5" (3.29m x 1.64m)



UPVC external door and side window. Good-sized entrance porch making for a useful utility area with stainless steel sink and drainer and plumbing for a washing machine. Tiled floor. Internal door through to hall.

## Hall



Hall with double storage cupboard. Carpet. Radiator. Access to kitchen/diner and ground floor shower room.

## Shower Room



Ground floor shower room with Velux skylight. Suite comprising shower cubicle, wash hand basin and WC. Large cupboard housing gas central heating boiler. Tiled floor. Heated towel rail.

## Kitchen/Diner 13'10" x 14'9" (4.22m x 4.50m)



Good-sized kitchen/diner with 2 UPVC double glazed windows to the front aspect. Range of wall and base mounted units. Sink with drainer. Space for cooker and fridge. Plumbing for dishwasher. Room for a dining table. Vinyl flooring to kitchen area and carpet to the dining space. Radiator. Access to living room.

## Living Room 14'0" x 14'7" (4.26m x 4.45m)



Comfortable living room with UPVC double glazed window to the front aspect. Fireplace housing multi-fuel stove. Feature wall with exposed stone and recess. Carpet. Radiator. Steps up to second reception space.

**Reception 10'7" x 12'10" (3.22m x 3.90m)**



Raised second reception space with UPVC double glazed window to the front aspect. Useful under stair storage area. Carpet. Radiator. Stairs rising to first floor. Double doors to conservatory.

**Conservatory 8'10" x 11'4" (2.70m x 3.46m)**



UPVC double glazed conservatory with French Doors to the garden. Tiled floor.

**First Floor**

**Work Room 13'2" x 7'1" (4.01m x 2.16m)**



Mezzanine with Velux skylight. Currently used as a textile studio, this is a flexible space. Beams. Radiator.

**Landing**



Access to both bedrooms. Carpet. Radiator.

**Bedroom 2 11'7" x 9'10" (3.53m x 2.99m)**



Good-sized double bedroom with UPVC double glazed window to the front aspect. Picture rail. Carpet. Radiator.

## Bedroom 1 13'9" x 14'7" (4.19m x 4.45m)



Generous double bedroom with 2 UPVC double glazed windows to the front aspect. Carpet. Radiator.

## En-suite 9'5" x 6'2" (2.86m x 1.87m)



Main bedroom en-suite with UPVC double glazed window to the front aspect. Suite comprising shower cubicle, wash hand basin and WC. Built-in unit. Picture rail. Vinyl flooring. Radiator.

## Outside



The extensive gardens are largely walled and comprise gravel and flagged paths with established beds and borders. Mature shrubs and trees. Timber garden shed. 3 useful stone-built outbuildings with light and power. Useful gated storage area to rear of property.

### 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

### 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.

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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



## Area Map



## Energy Efficiency Graph

