



Garden Cottage Far Westhouse, LA6 3NR
Price Guide £425,000

Garden Cottage is a superb 3 bed detached character property located in the picturesque hamlet of Far Westhouse near Ingleton. The property is sat on a generous plot and includes approximately 0.5 acres of pasture land. B4RN high speed internet connected.

Garden Cottage



Garden Cottage is a superb detached three bed property situated in the peaceful countryside location of Far Westhouse, enjoying breathtaking views of Ingleborough, yet just a few miles from Ingleton where there is a range of shops, cafes, and primary school.

Sit on a generous plot Garden Cottage offers plenty of space for parking, large established garden with area of lawn, a further hidden garden, private patio, and outbuildings. The property also benefits from having approximately 0.5 acres of adjoining pasture land.

In brief the accommodation consists of, entrance porch and WC leading to kitchen with brick built unit with double Belfast sink and complementary solid wood worktop, space for under counter fridge, plumbing for a washing machine and an electric AGA. There are steps down from the kitchen in to dining room a door to the front providing access to the front patio and an internal door through to the spacious sitting room with exposed beams and multi-fuel stove. Completing the ground floor is a useful pantry / utility room which also leads out to the garden. On the first floor is a spacious landing leading to a family bathroom and three bedrooms.

This property is ideal for those looking for the country life, whether to use as a main residence, second or holiday home.

Property Information

Freehold property. Mains water & electric

supply. Septic tank. Modern electric radiator heating. Electric AGA. Electric hot water system. Council tax band F. EPC - TBC. B4RN High Speed internet connected.

Far Westhouse Location

Far Westhouse is a small hamlet located approximately 2 miles North West of Ingleton. Set in picturesque countryside, enjoying views towards Bowland and Inglebrough with just a handful of properties.

The nearest town is Ingleton where you will find a good range of bars, pubs, shops and local amenities. It is well known for the spectacular waterfalls walk. Ingleborough - one of the Yorkshire Dales 3 Peaks - dominates the local landscape.

There are good local primary schools within easy reach of Far Westhouse and it is in the catchment for both Settle College and QES, Kirkby Lonsdale.

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. As well as the Yorkshire Dales, Ingleton is ideal for day trips to the Lake District, Forest of Bowland and Morecambe Bay.

Ground Floor

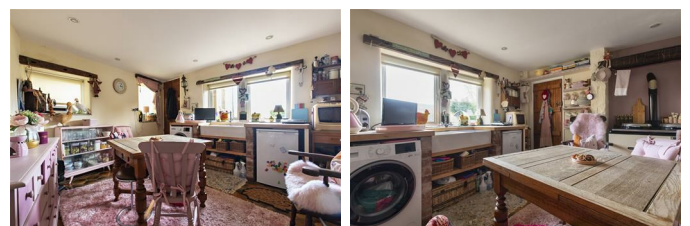
Entrance Porch

Useful entrance porch leading to ground floor WC and kitchen. Tiled floor, wood and double glazed stable door to front.

Ground Floor WC

Tiled floor, WC, wash basin, double glazed window.

Kitchen 14'4" x 12'10" (4.38 x 3.92)



Tiled floor, brick built unit with double Belfast sink and solid wood worktop, electric AGA,

double glazed window to front, built in pantry cupboard.

Dining Room 15'4" x 12'11" (4.69 x 3.95)



Fitted carpet, electric radiator, single glazed window to rear, double glazed window to front, exposed beams, staircase to first floor, under stairs cupboard, single glazed and wood door to front patio area.

Sitting Room 16'11" x 14'7" (5.16 x 4.45)



Fitted carpet, stone fireplace with multi fuel stove, single glazed window to rear, double glazed windows to front & side, exposed beams.

Utility Room 10'2" x 9'10" (3.12 x 3.02)



Single story extension. Tiled floor, brick built unit with solid wood worktop and fitted shelving, space for under counter fridge and freezer, double glazed window to front, single glazed and wood door to patio.

First Floor

Landing

Fitted carpet, electric radiator, two double glazed windows.

Bedroom One 15'5" x 8'8" (4.72 x 2.65)



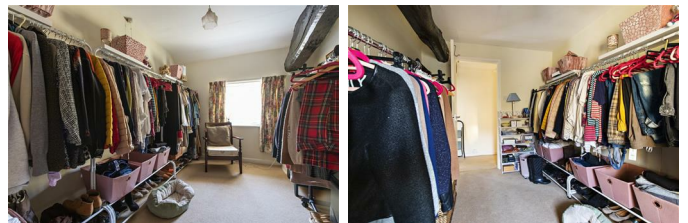
Double bedroom. Fitted carpet, electric radiator, single glazed window.

Bedroom Two 12'1" x 8'8" (3.70 x 2.65)



Fitted carpet, electric radiator, exposed beams, double glazed window.

Bedroom Three 12'0" x 8'0" (3.68 x 2.44)



Fitted carpet, exposed beam, single glazed window.

Bathroom 13'2" x 11'5" (4.02 x 3.50)



Fitted carpet, heated towel rail, WC, wash basin, fitted cupboards, electric radiator, double glazed window.

Outside



Garden Cottage is sat on a generous plot offering patio areas, large area of lawn, private enclosed garden to side of property, large stone built outbuilding and prefabricated garage.

Front Garden



Large garden featuring area of lawn and private patio.

Parking



Drive leads to off road parking for several vehicles

Land

Garden Cottage comes with the adjoining pasture land of approximately 0.5 acres.

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

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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

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FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan

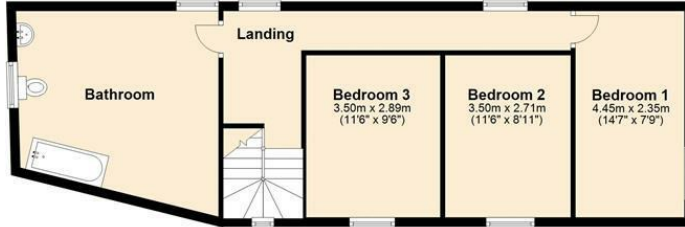
Garden Cottage, Far Westhouse

Total area: approx. 136.1 sq. metres (1465.3 sq. feet)



First Floor

Approx. 61.5 sq. metres (662.3 sq. feet)



Ground Floor

Approx. 74.6 sq. metres (803.0 sq. feet)



Area Map



Energy Efficiency Graph

