



Lemon Cottage, Main Street, Ingleton, Carnforth, LA6 3EB

A charming stone-built cottage arranged over four floors including a useful attic room and cellar. Ideal for first-time buyers, downsizers or those seeking a holiday let investment. The property also benefits from a rear garden.

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Lemon Cottage, Main Street, Ingleton, Carnforth, North Yorkshire, LA6 3EB

Lancaster 19 miles, Skipton 26 miles, Leeds 53 miles (all distances approximate)

Guide Price: £160,000

- Stone built cottage
- Useful attic room and cellar
- Garden to rear
- Ideal for first time buyers or those seeking a holiday investment



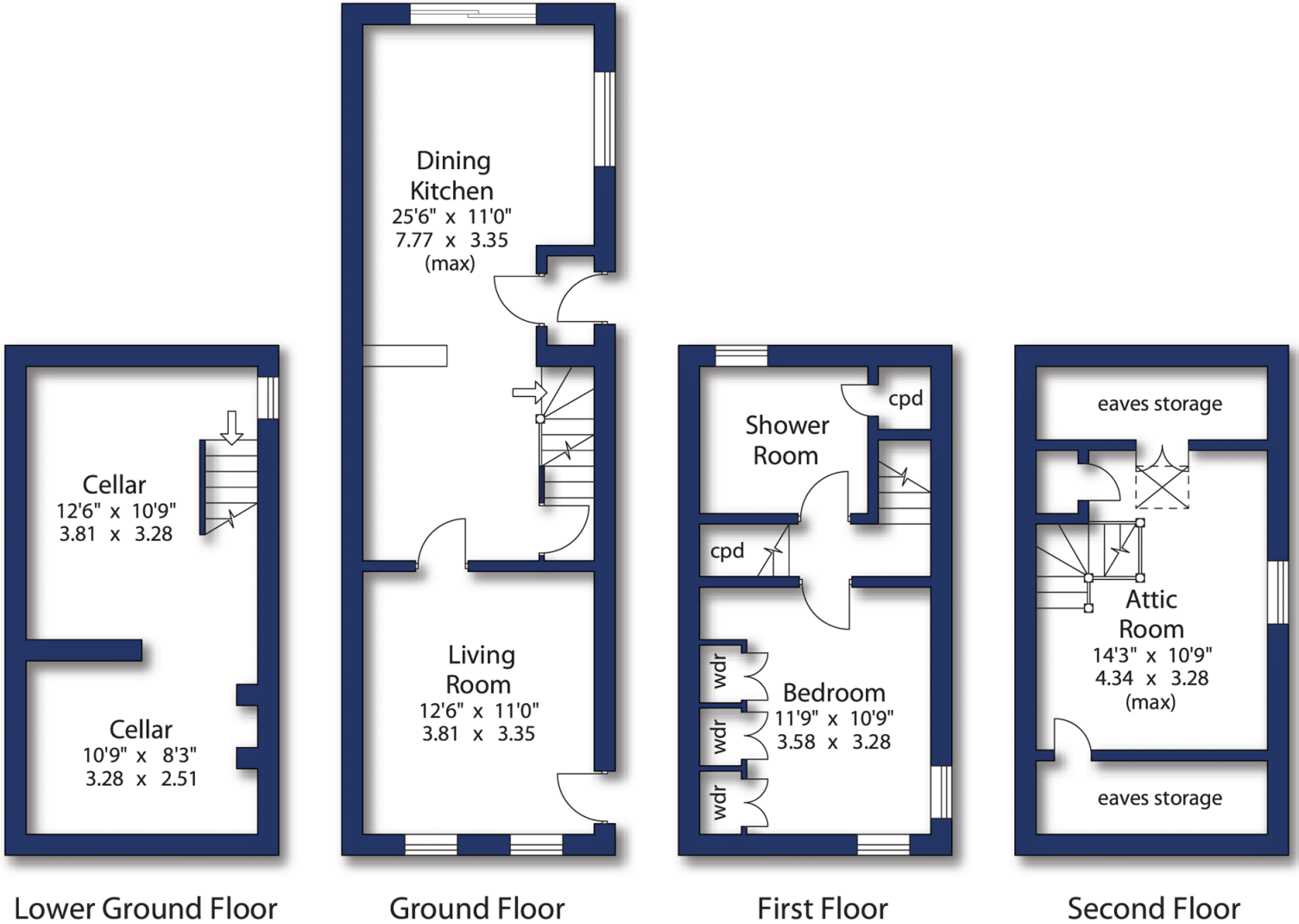
General remarks

A stone-built cottage, pleasantly situated within the popular village of Ingleton, offering well-proportioned accommodation arranged over three floors together with a useful attic room and enclosed rear garden. The property will appeal to a variety of purchasers including first-time buyers, those seeking a holiday let investment, or a manageable second home in this highly regarded Dales village.

The accommodation briefly comprises: To the ground floor, a comfortable living room with electric fire, leading through to the kitchen/diner which is fitted with a range of wall and base units together with an electric cooker. The dining area has a sliding door which provides direct access out to the rear garden. To the lower ground floor is a useful cellar, offering excellent storage space. To the first floor, there is a bedroom with fitted wardrobes along with a shower room, complemented by a useful storage cupboard. To the upper floor is a versatile attic room provides additional space, ideal for use as a hobby room, occasional bedroom or home office, with the benefit of eaves storage.

Externally, the property enjoys an enclosed garden to the rear, providing a pleasant outdoor seating area.

The village offers a good range of restaurants, bars and shops for your essential services. Together with a good primary school and is in the catchment area for Settle College & QES at Kirkby Lonsdale. The Ingleton Community Centre provide an active hub with some great sports facilities attached. Local amenities are all within easy access, including the open air swimming pool. Groceries available from both the local CO OP and the Asda Express with Garage forecourt on the A65. Ingleton is within easy reach of Kendal, Lancaster and the West Yorkshire conurbation.

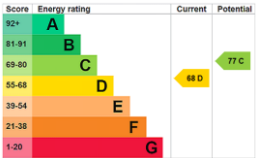


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Contact us



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Directions

On entering Ingleton from the direction of Settle, at the petrol station turn right onto Laundry Lane. At the crossroads go straight ahead and when reaching the next junction make a right on to Bank Top. Continue along this road, and into the village. Pass the Church on the left and the property is located approximately 100m after on the right.

What3Words woven.brightens.leopard

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band A

Tenure, Services & Parking

- Freehold
- Mains electricity, gas, drainage and water are installed. Domestic heating is from a gas fired boiler.
- No allocated parking.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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