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Station Gates, Main Street, Ingleton, Carnforth, LA6 3HG

A beautifully presented and deceptively spacious four bedroom period home, combining character features with high-quality modern finishes, set within the desirable village of Ingleton. The property benefits from ample off street parking and a superb private garden.

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Station Gates, Main Street, Ingleton, Carnforth, North Yorkshire, LA6 3HG

Lancaster 18 miles, Skipton 26 miles, Leeds 51 miles (all distances approximate)

Guide Price: £625,000

- Ideal family home combining period charm with modern finishes
- Four well-proportioned bedrooms to the first floor
- Principal bedroom with bespoke walk-in wardrobe area
- House bathroom and two further shower rooms
- Electric gated access to private tarmac parking for four cars







General remarks

Station Gates is an elegant and substantial period home, occupying a desirable position within the ever-popular village of Ingleton. Combining character features with thoughtfully designed modern enhancements, this impressive property offers spacious and versatile accommodation ideally suited to family living.

A welcoming entrance vestibule provides access into the home. The ground floor boasts a charming snug, centred around a multi-fuel stove set within an attractive fireplace, creating a warm and inviting retreat. There is a conveniently located cloakroom/W.C. A generously proportioned sitting room, also featuring a multi-fuel stove, provides a wonderful space for relaxation and entertaining, and opens seamlessly into the superb kitchen diner. Undoubtedly the heart of the home, the kitchen diner has been beautifully appointed with a bespoke kitchen by Lund & Law, offering both style and functionality. Fitted with a Rangemaster cooker, integrated fridge/freezer and dishwasher, along with a sink incorporating a hot tap, the space is perfectly designed for modern living. Ample room for dining further enhances its appeal as a sociable and practical hub. A useful utility room provides space and plumbing for a washing machine and dryer. To the rear, an entrance area with storage for boots and coats adds practicality, alongside a shower room and a versatile hobby room, ideal for a range of uses including a home office or gymnasium.

To the first floor, the property offers four well-proportioned bedrooms, providing excellent accommodation for families or guests. The principal bedroom benefits from a bespoke fitted walk-in wardrobe area, adding a touch of luxury. The house bathroom is particularly impressive, featuring a large bathtub, wash basin set within a bespoke unit, and W.C., finished to a high standard. In addition, there is a separate shower room, ensuring convenience and flexibility.

Externally, the property is equally impressive. Electric gates provide access to a private tarmac parking area with space for at least four vehicles, along with a useful car port.

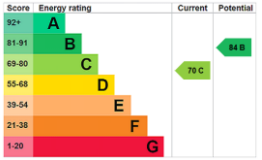
Floorplans



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The lawned garden offers a pleasant outdoor space, complemented by a raised patio ideal for al fresco dining and entertaining. Further enhancing the home's appeal, the property benefits from the installation of solar panels, contributing to improved energy efficiency.

Station Gates represents a rare opportunity to acquire a beautifully presented and generously proportioned period home in a sought-after location, offering a superb balance of character, quality and modern convenience.

What3Words unpainted.envisage.crackled

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired boiler.
- Private driveway and car port

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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