



Stonebeck, 4 Low Demesne, Ingleton, Carnforth, LA6 3BA

A well presented and deceptively spacious four/five bedroom home set within the desirable village of Ingleton. The property benefits from ample off street parking, garage and a superb private garden.

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Lancaster 16 miles, Skipton 28 miles, Leeds 56 miles (all distances approximate)

Asking Price: £600,000

- Convenient location within easy reach of local amenities
- Spacious house with traditional yet modern design
- Splendid kitchen/diner
- Generous garden and ample off road parking
- Attached garage
- Four/five double bedrooms



General remarks

Stonebeck offers spacious accommodation with many attractive quality features including double glazed windows, gas fired central heating, two bedrooms with en-suite facilities and three reception rooms.

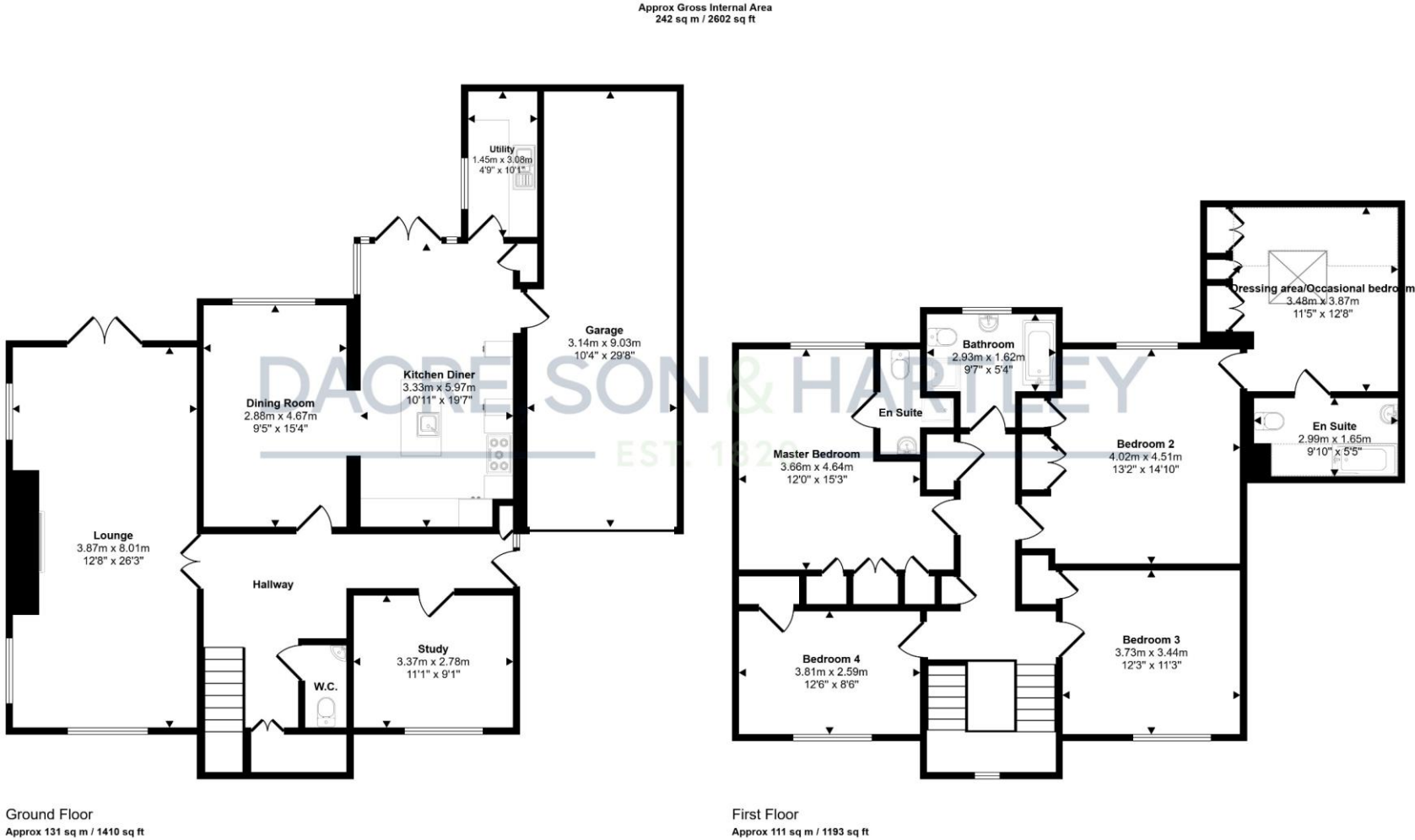
Briefly comprises; half glazed door with side window into spacious hallway with return staircase to first floor and useful under stairs store. To the ground floor there is a generous sitting room with gas stove set within impressive limestone fireplace and patio doors into the rear garden. Spacious dining area leading into a kitchen fitted with an extensive range of base and wall units with complementary worktops, stainless steel inset sink and tiled splash, fitted gas aga and dishwasher. Space for larder fridge/freezer. There is a Quooker tap for instant boiling water / hot water or filtered cold water. There is access to the garage from the kitchen and separate utility room leads off the back of the kitchen. In addition to the ground floor is a cloakroom and useful fitted study.

To the first floor are four double bedrooms, the master being of a particularly good size with fitted wardrobes and en suite shower room. Bedroom two has the second en suite and access to a separate

dressing room with fitted cupboards or occasional five bedroom if required. All remaining bedrooms have built in wardrobes and a four-piece house bathroom serves the remaining bedrooms.

Externally the property is accessed via a driveway leading to large adjoining garage. There are pleasant garden areas to both front and rear of the property, mainly laid to lawn with well-stocked flowerbeds and borders. Paved sitting area and Keter garden shed. The rear garden is bounded by dry stone boundary walls with a side access gate. A viewing is essential to fully appreciate the size of this property.

Stonebeck represents a rare opportunity to acquire a beautifully presented and generously proportioned home in a sought-after location.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

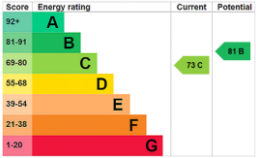
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Contact us



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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.

Directions

From Settle proceed along the A65 in the direction of Kendal. On reaching Ingleton, turn right off the A65 opposite the garage. Turn right again at the crossroads, signposted Hawes. Turn right again into Low Demesne and Stonebeck will be found off to the left just after the entrance to Ingleton primary school.

What3Words informs.forkful.repeating

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently F

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Kitchen has electrical underfloor heating. Domestic heating is from a gas fired boiler with radiators to remaining rooms.
- Shared driveway, private parking area and garage

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](https://www.gov.uk/check-for-flooding-in-england)

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. Dacres Ref: SET210040