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Langber Cottage, Ingleton, Carnforth, North Yorkshire, LA6 3DT

A spacious three-bedroom semi-detached home with stunning countryside views. Ample off road parking plus garage. Internal viewing highly advised.

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Tel: 01729 823921
dacres.co.uk







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Langber Cottage, Ingleton, Carnforth, North Yorkshire, LA6 3DT

Lancaster 17 miles, Skipton 25 miles, Leeds 53 miles (all distances approximate)

Offers IRO: £465,000

- Three bedroom semi-detached home
- Kitchen with adjoining utility
- Living room plus sun room
- Beautiful countryside setting
- Lawn gardens plus gazebo seating area
- Ample off street parking plus garage
- Internal viewing highly recommended







General remarks

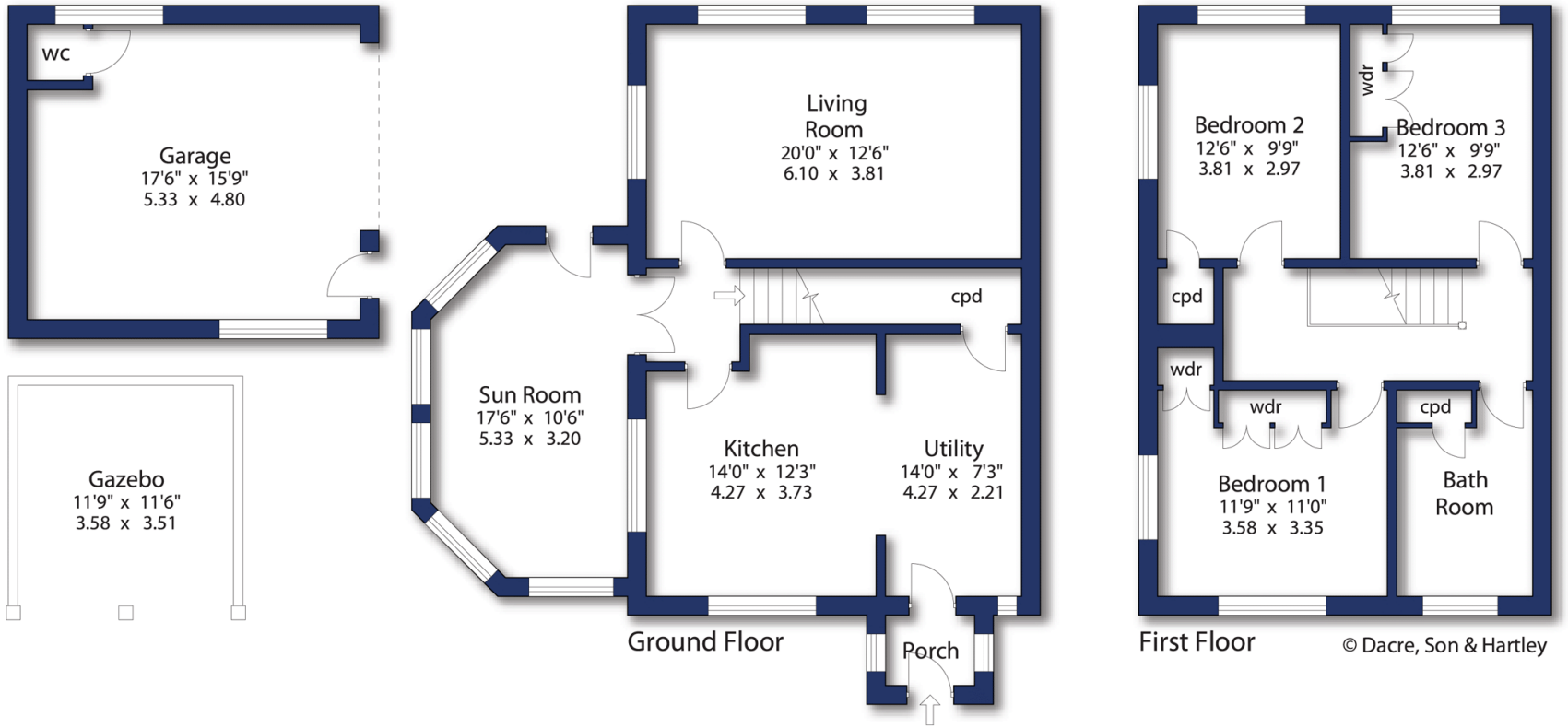
Situated on the edge of the sought-after village of Ingleton, this spacious three-bedroom semi-detached home enjoys spectacular countryside views, including views of Ingleborough. Offering generous and versatile accommodation throughout, the property also benefits from a detached garage with light and power, driveway parking, and lawned gardens with raised vegetable beds and greenhouse. Early viewing is highly recommended.

The accommodation briefly comprises an enclosed entrance porch leading into a spacious utility room with open archway to kitchen. The kitchen is fitted with a range of wall and base units, complementary work surfaces, breakfast bar, and a stainless steel sink. Integrated appliances include a four-ring gas hob with two ovens below, a slimline dishwasher, and a washing machine.

Opposite the kitchen is a generous size living room and a light and airy sunroom with gas fire and delightful views across the surrounding countryside.
To the first floor are three well-proportioned double bedrooms, each offering comfortable living space. The family bathroom comprises a panelled bath, shower cubicle, wash hand basin, WC, and a frosted window.

Outside, the property boasts a private south-facing rear garden, mainly laid to lawn, along with a sheltered seating area beneath a gazebo—perfect for al fresco dining and entertaining. A driveway provides ample off-road parking and leads to the detached garage, which is equipped with light and power. Beyond the garage, there is a greenhouse and a vegetable garden, ideal

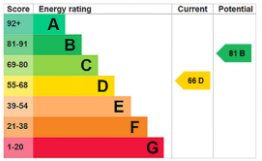
Floorplans



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01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.











Contact us

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The village offers a good range of shops, pubs and essential services, together with school, church and community centre. The village has a good Primary School and is in the catchment for both Settle College and QES, Kirkby Lonsdale. Lancaster University is also within easy reach at approx 19 miles. Local amenities are within easy access, including the open air swimming pool, a Co-op grocery store and Asda petrol forecourt. Ingleton is within easy reach of Kendal, Lancaster and the West Yorkshire conurbation.

Directions

From Settle take the A65 to Ingleton. At the Masons Arms take the left turn onto Tatterthorn Lane. Carry along this road until you reach Langber End Lane, you should then see the property on your right hand side identified by our for sale board.

What3Words bells.unrated.husband

Local Authority & Council Tax Band

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

Tenure, Services & Parking

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

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