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ESTATE AGENTS

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14 Ingleborough Park Drive, Ingleton, LA6 3AJ

Offers Invited £365,000

A well-presented and spacious four-bedroomed detached home set on an elevated plot on the edge of Ingleton, enjoying far-reaching views across the Forest of Bowland National Landscape. Offering flexible and light-filled accommodation including a large family lounge, well-equipped kitchen, four double bedrooms and a versatile dining / games room with its own access, the property also benefits from front and rear gardens and off-road parking, all within easy reach of local amenities and the Lake District and Yorkshire Dales National Parks.

Property Description

Welcome to 14 Ingleborough Park Drive, a well-presented and spacious detached home, set on the edge of Ingleton and occupying an elevated plot with far-reaching views across the Forest of Bowland National Landscape.

Approached via a pathway and steps, the property opens into a generous entrance hall providing access to the majority of the accommodation. This includes a family lounge enjoying spectacular views, a well-equipped kitchen, and a versatile additional dining / games room with its own front and rear access, ideal for use as separate accommodation, a home office or guest suite. There are also two double bedrooms, one benefiting from an en-suite shower room, along with a family bathroom.

To the first floor, a bright and airy landing, enhanced by a Velux window offers ample space for a study or office area, leading to two further well-proportioned double bedrooms.

Externally, the property enjoys both front and rear gardens with established planting, areas of lawn and patio, as well as off-road parking via a steep driveway.

This is an excellent opportunity for those seeking a spacious, light-filled home with stunning views, in a convenient location for local amenities and with easy access to both the Lake District and Yorkshire Dales National Parks.

Property Information

Tenure: Freehold
Council Tax Band: E
EPC Rating: D
Services: All mains
Broadband: Speeds available up to 25mbps

Ingleton Location

Ingleton is a vibrant village with a strong community and a good selection of bars, pubs, and shops. It is renowned for the spectacular Waterfalls Walk, with Ingleborough—one of the Yorkshire Dales' Three Peaks—dominating the landscape.

The village offers a good primary school and falls within the catchment areas for Settle College and Queen Elizabeth School, Kirkby Lonsdale. Local amenities include an open-air swimming pool and an ASDA supermarket with a petrol forecourt on the nearby A65.

Train services are available to Lancaster from Bentham and Clapham stations on the Leeds–Lancaster line, to Leeds from Ribblehead on the iconic Settle-Carlisle Line and to London from Oxenholme on the West Coast Line. The A65 provides good road links to Skipton, Kendal and the M6.

Ground Floor

Entrance Hall

Hard wearing entrance mat, grey wood effect laminate flooring, radiator, meter cupboard, airing cupboard, staircase to first floor, under stairs storage cupboard, double glazed door to front with textured glass.

Family Lounge 20'5" x 13'11" (6.23m x 4.23m)



Fitted carpet, two radiators, gas fire, two double glazed windows to side and front aspects with spectacular views over The Forest of Bowland National Landscape.

Kitchen 11'0" x 11'3" (3.36m x 3.44m)



Wood effect laminate flooring, radiator, cream shaker style wall and base units with complementary solid wood worktops, 1.5 drainer sink, gas oven, dishwasher, two double glazed windows to side and front aspects with views over Bowland.

Dining / Games Room 19'8" x 11'7" (5.99m x 3.54m)



Hard wearing entrance mat, wood effect laminate flooring, radiator, mini climbing wall, three double glazed windows to front, side and rear aspects, access to front and rear aspects via double glazed doors.

Bathroom



Tile effect vinyl flooring, heated towel rail, wash basin with vanity unit underneath, toilet, bath with shower over and shower screen, extractor fan, double glazed window with textured glass.

Bedroom One 13'0" x 13'2" (3.96m x 4.02m)



Grey wood effect laminate flooring, radiator, access to en-suite shower room, double glazed window to rear aspect with views over the garden.

Ensuite Shower Room



Vinyl flooring, radiator, wash basin, toilet, shower cubicle, extractor fan, double glazed window with textured glass.

Bedroom Two 12'1" x 9'9" (3.68m x 2.96m)



Varnished floorboards, radiator, double glazed window to rear aspect with views over the garden.

First Floor

Landing



Light and spacious landing, ideal office space with varnished floorboards, radiator, staircase to ground floor, Velux window.

Bedroom Three 6'7" x 12'8" (2.00m x 3.86m)



Varnished floorboards, radiator, two large Velux windows to front aspect with views to bowland, Velux window to rear aspect.

Bedroom Four 12'1" x 9'3" (3.69m x 2.81m)



Varnished floorboards, radiator, eaves storage, Velux windows to rear aspect.

Undercroft
Potential for further storage.

External

Front
Steep drive with parking for two cars, path, lawn, established beds.

Rear



Level access from enclosed garden, patio area, raised beds, walled garden with access gate to footpath. Access to dining room.

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, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

At the point an offer is accepted, a non refundable onboarding fee of £30.00 (inc. VAT) per person will be payable.

This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

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Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.
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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If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

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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



Total area: approx. 189.8 sq. metres (2042.7 sq. feet)
14 Ingleborough Park Drive, Ingleton

Area Map



Energy Efficiency Graph

