FISHER HOPPER
ESTATE AGENTS

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Grove Cottage Westhouse, LA6 3NR

Offers In The Region Of £495,000

Grove Cottage is an exceptionally well-presented three-bedroom home in the peaceful hamlet of Far Westhouse, combining traditional character with modern living. The property offers a spacious open-plan sitting and dining room, contemporary kitchen with island and breakfast bar, three double bedrooms, four-piece family bathroom, and principal bedroom with dressing room and en-suite.

Outside, there are attractive tiered Indian sandstone patios with views towards Ingleborough, a versatile stone-built outbuilding with potential for a home office, and off-road parking for two to three vehicles.

With its home security system, low maintenance garden and quiet location it is an ideal lock up and leave property.

Grove Cottage

Welcome to Grove Cottage, an exceptionally well-presented home nestled within the peaceful hamlet of Far Westhouse. Combining traditional character and charm with modern convenience, the property is filled with natural light and offers beautifully appointed accommodation throughout.

The ground floor briefly comprises an inviting entrance porch and hallway, leading into a spacious open-plan sitting and dining room with original details and multi fuel stove. There is also a modern, well-appointed kitchen featuring a central island with a useful breakfast bar, while patio doors provide direct access to the attractive outdoor space.

To the first floor are three well-proportioned double bedrooms and a contemporary four-piece family bathroom. The principal bedroom benefits from its own dressing room and en-suite bathroom, and enjoys glorious views towards Ingleborough, one of the famous Yorkshire Three Peaks.

Externally, the property offers a useful and versatile stone-built outbuilding, with plumbing for a washing machine and dryer and ample space for storing outdoor equipment. The building also offers excellent potential for conversion into a spacious home office, subject to any necessary permissions.

The attractive, low-maintenance, tiered Indian sandstone patio areas provide an excellent setting for outdoor relaxation and entertaining. The upper terrace offers a particularly generous space in which to enjoy the surrounding countryside, with further views towards Ingleborough in the distance.

Completing the external space is a useful off-road parking for approximately two to three vehicles.

With its home security system, quiet location and low maintenance outside space, it's an ideal 'lock up and leave' property.

Far Westhouse

Far Westhouse is a small rural hamlet situated approximately 2 miles north-west of Ingleton, surrounded by beautiful open countryside and enjoying impressive views towards the Forest of Bowland and Ingleborough. With only a handful of properties, it offers a peaceful setting whilst remaining within easy reach of local amenities.

The nearby village of Ingleton provides a good range of shops, cafés, pubs, restaurants and everyday facilities. Renowned for the spectacular Ingleton Waterfalls Trail, the village sits beneath the impressive backdrop of Ingleborough, one of the Yorkshire Dales' famous Three Peaks, which dominates the surrounding landscape.

There are several well-regarded primary schools within easy reach, with secondary education available at Settle College and Queen Elizabeth School, Kirkby Lonsdale, both of which serve the wider area.

Rail services are available from Bentham and Clapham stations, providing links along the Leeds–Lancaster line. Lancaster and the M6 motorway are approximately 30 minutes away by car, while the popular market towns of Kirkby Lonsdale and Settle are also within easy reach. The A65 provides convenient access towards Kendal and Skipton, with the Yorkshire Dales, Lake District, Forest of Bowland and Morecambe Bay all offering excellent opportunities for walking, leisure and day trips.

Property Information

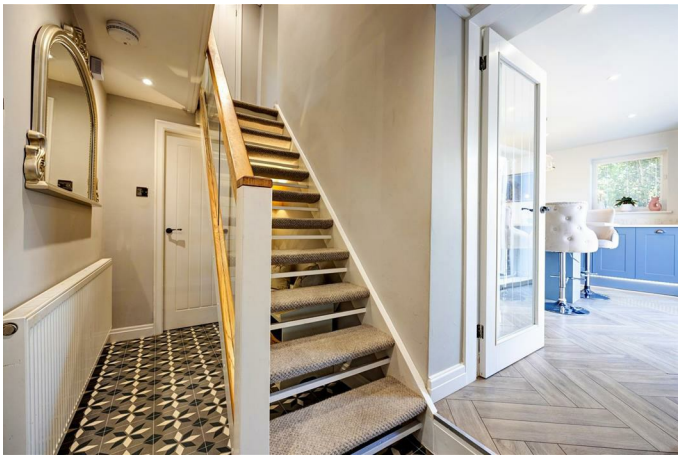
Freehold
Council Tax Band D
EPC Rating D
Services: Mains Water & Electric
Drainage: Septic tank – Shared by 6 properties. Emptied annually – Cost £50 per household
Broadband: B4RN connection 1000Mbps
Home security system including CCTV

Entrance Porch




Stone flagged floor, electric wall mounted radiator, two double glazed windows to front and side aspects, door to front.

Entrance Hall



Patterned tile effect flooring, radiator, staircase to first floor, doors leading to kitchen, sitting room and boot room.

Sitting Room




Fitted carpet, feature vertical column radiators, feature exposed stone fireplace with wood burning stove on raised stone hearth, fitted cupboard with shelving above, two windows to front aspect, including a feature bay window, exposed beams.

Kitchen Diner




Contemporary modern kitchen with large central island with pendant lighting above. Vinyl wood effect flooring in Herringbone pattern, Shaker style wall and base units in matte navy with complement worktops, a range of integrated appliances including dish washer and 1.5 sink with mixer tap, space for American style fridge / freezer, range master stove, feature fitted wooden shelving, vertical column radiator, double glazed patio doors to lower patio.

Landing




Fitted carpet, low exposed beam, stairs to ground floor with glazed balustrade and Oak handrails, cupboard, loft access.

Bedroom One




Fitted carpet, radiator, double glazed window to front aspect with tremendous views of Ingleborough.

Bedroom One En-Suite Bathroom




Vinyl flooring, heated towel rail, shower cubicle, modern roll top bath with mixer tap and hand shower, wash basin with mixer tap, toilet, extractor fan, Velux window with integrated blind.

Bedroom One Dressing Room

Fitted carpet, hanging space.

Bedroom Two




Fitted carpet, radiator, double glazed window to front aspect.

Bedroom Three




Fitted carpet, radiator, double glazed window to front aspect.

Bathroom




Vinyl flooring, radiator, shower cubicle, modern bath with mixer tap and hand shower, wash basin with mixer tap, toilet, double glazed window extractor fan.

External

Stone Store




Flexible dry store, ideal for outdoor equipment or to convert into office.

Parking

Gravelled off road parking for 2 to 3 cars.

Garden

Low maintenance garden with hard landscaped path, beds and patio area with stunning views off open countryside and Ingleborough, light and power.

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.

FINANCIAL ADVICE
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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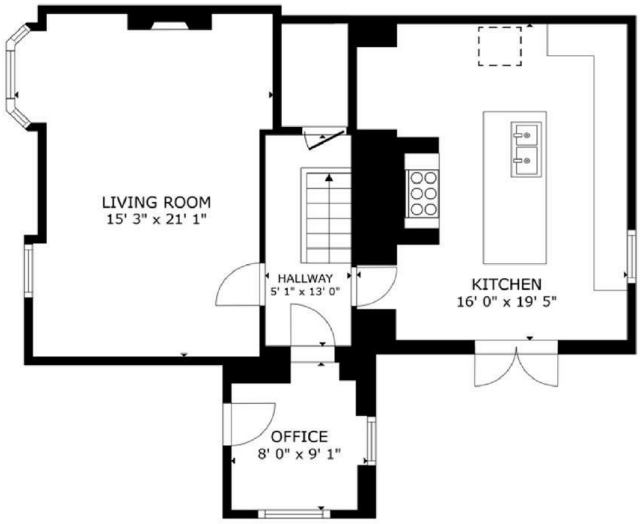
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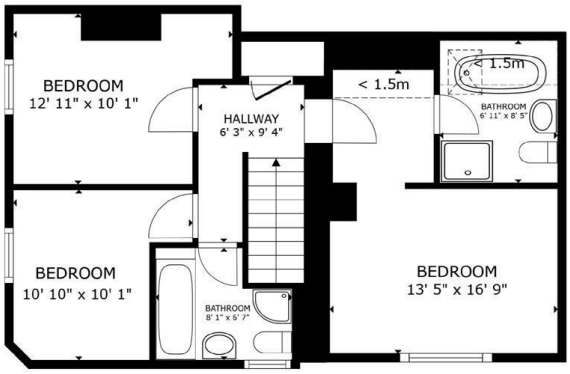
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FLOOR PLANS
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 751 sq.ft. FLOOR 2 564 sq.ft.
EXCLUDED AREAS : REDUCED HEADROOM 28 sq.ft.
TOTAL : 1,316 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Area Map



Energy Efficiency Graph

