



TOWER HOUSE, INGLETON

£450,000





TOWER HOUSE, INGLETON, CARNFORTH, LA6 3AN

Outstanding large three bedroomed quality period house located in a stunning position on the edge of Ingleton Village.

The property offers extensive character accommodation throughout with quality fixtures/fittings and many original features, such as high ceilings, cornice ceilings, sash windows etc.

Laid over four floors including spectacular tower room, comprising large kitchen with quality bespoke handmade kitchen: hallway, utility room, shower room/toilet, lounge to the ground floor. Garden room to the lower ground floor with access to the garden.

Landing three double bedrooms (one used as a living room), house bathroom to the first floor. Second floor tower room with panoramic views.

Outside gardens and unrestricted street parking.

Outstanding property which can only be fully appreciated by internal inspection, to see the size, layout, and quality.

Ideal family home in convenient position for the village amenities and access to the open countryside, being located at the bottom of Ingleborough on the edge of the Yorkshire Dales National Park.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Porch, Inner Hallway, Kitchen, Utility Room, Shower Room, Living Room.

Lower Ground Floor

Garden Room.

First Floor

Landing, 3 Bedrooms, House Bathroom.

Second Floor

Tower Rooms.

Outside

Unrestricted Street Parking, Enclosed Gardens.

ACCOMMODATION:

GROUND FLOOR:

Entrance Porch:

4'0" x 6'0" (1.21 x 1.82)

Part glazed external entrance door, glazed ceiling, glazed inner door to inner hallway and flagged floor.

Inner Hallway lobby:

5'0" x 16'2" (1.52 x 4.92)

Radiator, tiled floor, high ceiling, access to other rooms.





Kitchen:

15'0" x 15'9" (4.57 x 4.80)

Large square room with high ceiling, exclusive range of bespoke handmade solid kitchen units, comprising base units, oak wood worksurfaces large bespoke dresser unit with drawers, wall units, two bowl stainless steel sink with mixer taps, built in NEFF double electric oven, NEFF induction hob, built in dishwasher, and built in fridge freezer. Large secondary glazed window, gas fired central heating boiler within unit, space for large table and radiator.



Utility Room:

6'7" x 11'0" (2.00 x 3.35)

Worksurface with plumbing for washer under, shelving, sink, tiled flooring.

Lobby:

4'0" x 4'10" (1.21 x 1.47)

With access to shower room and inner hallway.

Shower Room:

5'0" x 9'0" (1.52 x 2.74)

Large shower enclosure with shower over off the system, vanity wash hand basin, WC with hidden cistern, vertical radiator, tiled walls to dado, recess spotlights.



Inner Hallway:

6'9" x 21'0" (2.05 x 6.40)

Return staircase to the first floor, single glazed sash window, access to the lower ground floor, high ceiling corniced, tiled floor, dado rail, radiator.



Living Room:

15'7" x 17'3" (4.75 x 5.25)

Large, light, and airy room, dual aspect double glazed windows with superb views, wood burning stove with feature marble fireplace, high ceiling, ceiling rose, picture rail, 2 radiators, shelved alcove with cupboards, 2 radiators.



LOWER GROUND FLOOR:

Staircase down to lower ground floor.

Lobby:

7'0" x 8'10" (2.13 x 2.69)

Store:

7'0" x 6'6" (2.13 x 1.98)

Access to garden room.

Garden Room:

15'0" x 17'3" (4.57 x 5.25) + 6'0" x 12'4" (1.82 x 3.75)

Very large and extended room, double glazed window/doors with access to garden, multi fuel stove on tiled hearth, recess spotlights and boarded floor



FIRST FLOOR:

Landing:

6'9" x 14'4" (2.05 x 4.36) (inclusive of staircase)

Plus Lobby 3'8" x 4'3" (1.11 x 1.29)

Access to 3 bedrooms and house bathroom, doored access to 2nd floor tower rooms, high ceiling with cornice, dado rail.





Bedroom 1: (to the rear)

15'0" x 15'9" (4.57 x 4.80)

Large double bedroom, single glazed sash window, 2 alcove cupboards with drawers, 2 radiators picture rail, shelved recess, and high ceiling.



Bedroom 2: (to the rear)

16'4" x 12'0" (4.97 x 3.65)

Large double bedroom, single glazed sash window, covered high ceiling, ceiling rose, picture rail, radiator, understairs store cupboard.

Bedroom 3/Lounge:

15'9" x 17'0" (4.80 x 5.18)

Very large room (used as a lounge) with dual aspect double glazed windows and superb views, open fire grate with ornate wood surround, high corniced ceiling, dado rail, doored alcove cupboards, 2 radiators.



House Bathroom:

6'10" x 10'0" (2.08 x 3.04)

Well-appointed bathroom comprising 3 piece white bathroom suite, bath with mixer taps, WC with concealed cistern, pedestal wash hand basin, cast iron radiator, double glazed window, cylinder cupboard housing pressurised hot water cylinder, coved ceiling, and spotlights.





SECOND FLOOR

Tower Rooms:

Room 1:

6'10" x 11'0" (2.08 x 3.35)

Accessed off the main landing via narrow staircase. Reduced eaves and Velux rooflight, access with steps up to room 2.

Room 2:

8'0" x 7'4" (2.43 x 2.23)

Superb space with distant views, 8 double glazed windows. Fantastic!



OUTSIDE:

Gardens off the garden room, lawned with shrubs, superb views over open countryside.



Directions:

Leave Ingleton Village on the Hawes Road, Tower House, is located on the left hand side just as you leave. A For Sale Board is erected.

Tenure:

Freehold with vacant possession on completion

Services:

All mains services are connected to the property, plus B4RN internet broadband connection.

Fixtures/Fittings:

All curtains, blinds, and the fixings for them are included in the sale, Chandelier in the living room is also included.



Viewing:

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

Purchase Procedure:

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

Marketing:

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.

N.B. No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves

Local Authority:

Craven District Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'D'

Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy performance rating for this property
- Breakdown of property's energy performance
- Environmental impact of this property
- Improve this property's energy performance
- Estimated energy use and potential savings
- Contacting the assessor and accreditation scheme
- Other certificates for this property

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Tower House Ingleton CARNFORTH LA6 3AN		Energy rating F
Valid until 15 August 2032	Certificate number 7900-3334-0822-2125-3323	

Property type	End-terrace house
Total floor area	228 square metres

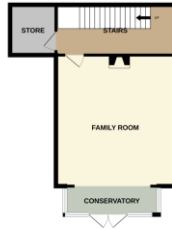
Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on](#)



BASEMENT FLOOR



GROUND FLOOR



1ST FLOOR



TOWER



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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