



COOLAMS, 1 RUCASTLE CLOSE, INGLETON
£449,950



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COOLAMS, 1 RUCASTLE CLOSE, INGLETON, LA6 3FR

Superb, 3 double bedroom stone-faced detached house, located in an enviable, elevated position on the edge of Ingleton Village. Benefitting from outstanding views to the front towards Ingleborough and the Yorkshire Dales countryside.

Recently constructed to a high specification by reputable local builders and tradesmen with quality fixtures/fittings and a good eye for detail.

Completed in 2022 and never lived in permanently, available with no forward chain, in immaculate condition, ready for immediate occupation.

Upvc double glazed windows, air source heating with underfloor heating to the ground floor, radiators to the first floor.

Well planned accommodation comprising entrance porch, spacious entrance hallway with Cloakroom off, good sized lounge and large living kitchen with utility room off to the ground floor.

First floor, wide landing/office space, master bedroom with ensuite, two further double bedrooms, house bathroom with 4 piece bathroom suite.

Outside manageable gardens to the front and rear, large attached double garage with automatic roller doors, plus first floor room and ample private parking.

Ideal family home well worthy of internal inspection to appreciate the size, layout and quality.

Ingleton is a popular village standing within spectacular countryside with all local amenities available, including independent shops, pubs and cafes, primary school, church, community centre and doctors' surgery.

There are local bus services to Settle, Skipton, Kirkby Lonsdale and Lancaster.

ACCOMMODATION COMPRISES:

Ground Floor:

Entrance Porch, Entrance Hallway, Cloakroom, Lounge, Living Kitchen, Utility Room,

First Floor:

Landing, 3 Bedrooms 1 Ensuite, House Bathroom.

Outside

Double Garage with room above, Ample off-road Parking, Fore Garen, Rear Patio Garden.

ACCOMMODATION:

GROUND FLOOR:

Entrance Porch:

5'10" x 4'5" (1.78 x 1.35)

With part double glazed external entrance door, two double glazed side windows, Oak effect laminate floor, recess spotlights, wall mounted coat hooks, inner door.





Entrance Hallway:

12'1" x 9'4" (3.68 x 2.84)

Spacious Hallway with return staircase up to the first floor, recessed spotlights, Oak effect laminate wood floor, Cloakroom off, Oak double doors to the lounge.



Cloakroom:

With low flush WC and vanity wash hand basin, Oak door, recess spotlights, Oak effect laminate wood floor, double glazed frosted window.

Lounge:

20'9" x 12'6" (6.32 x 3.81)

Large through room with double glazed windows to the front and rear, Oak effect laminate wood flooring, recess spotlights, wall mounted electric fire.



Living Kitchen:

20'8" x 12'2" (6.30 x 3.71)

Large living kitchen with modern kitchen base units, complementary worksurfaces, sink with chrome mixer taps, range of built in appliances including electric hob with extraction hood, glass splashback, electric oven, space for fridge freezer, two double glazed windows, recessed spotlights, rear double glazed patio doors to garden, Oak effect wood laminate floor, space for table, Oak door leading to the Utility Room.





Utility Room:

6'7" x 5'5" (2.01 x 1.65)

Worksurface, plumbing for washing machine, space for dryer, double glazed window, oak effect wood laminate flooring, floor mounted 'Grant' oil fired boiler, recessed spotlights, underfloor heating controls.

FIRST FLOOR:

Landing:

11'9" x 9'4" (3.58 x 2.84)

Spacious landing area with access to 3 bedrooms and house bathroom, double glazed window with views, recessed spotlights, and radiator.



Master Bedroom:

19'8" x 12'5" (5.99 x 3.78)

Large through room with two double glazed windows one to the front and one to the rear, Oak door, recessed spotlights, radiator, Oak door leading to ensuite.



Ensuite Shower Room:

3-piece white suite, with shower enclosure and drencher shower off the system, low flush WC, vanity wash hand basin, chrome heated towel rail, tiled floor, part tiled walls, recessed spotlights and extractor fan.





Bedroom 2:

12'4" x 10'0" (3.76 x 3.05)

To the front, double bedroom, with double glazed window, recessed spotlights, Oak door and radiator.



Bedroom 3:

Double bedroom with double glazed window, recessed spotlights, Oak door, and radiator.

House Bathroom:

9'3" x 6'7" (1.78 x 1.35)

Well-appointed bathroom with 4-piece suite comprising bath, low flush WC with hidden cistern, pedestal wash hand basin, shower enclosure with drencher shower off the system, Oak door, recess spotlights, Oak effect wood laminate floor, double glazed frosted window and radiator.



OUTSIDE:



Garage:

19'9" x 19'5" (6.02 x 5.92)

Attached double garage, with two roller shutter doors, rear entrance door, staircase up to first floor.

**Garage First Floor:**

19'2" x 16'4" (5.84 x 4.98)

With three double glazed windows, two radiators, spotlights, this room could be converted into an annexe or games room or an additional 4th bedroom.

**Front:**

Ample parking for several vehicles, electric car charging point, outside tap, manageable garden areas.

Rear:

Private driveway with access to the front of the property, hard landscaped garden, patio and planting areas, oil tank.



View

AGE:

2022

Directions:

Enter Ingleton Village on the A65 from Settle, before the Petrol Station take the left turn onto Raber Top Lane, and Coolams is on the left-hand side.

Tenure:

Freehold with vacant possession on completion.

Services:

All mains' services are connected to the property.

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.



N.B. Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

Local Authority:
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

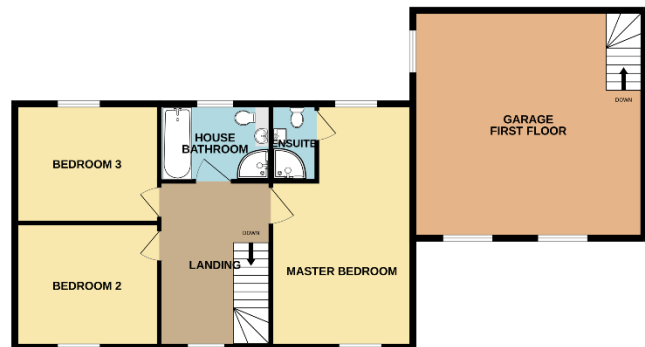
Council Tax Band 'E'

1 RUCASTLE CLOSE INGLETON CARNFORTH LA6 3FR		Energy rating B
Valid until 26 January 2031	Certificate number 9150-4036-4120-8568-8202	

GROUND FLOOR
1115 sq.ft. (103.6 sq.m.) approx.



1ST FLOOR
1089 sq.ft. (101.2 sq.m.) approx.



TOTAL FLOOR AREA : 2204 sq.ft. (204.8 sq.m.) approx.
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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Market Place
Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

settle@neilwrightestateagents.co.uk

King's Arms Buildings
15 Main Street High Bentham

Lancaster LA2 7LG

Tel: 015242 62458

bentham@neilwrightestateagents.co.uk

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