



## **Ellerbeck Lodge Westgate Lane, Higher Westhouse, LA6 3NH Offers In The Region Of £495,000**

Ellerbeck Lodge is a superb 4 bed detached character property set in the picturesque hamlet of Higher Westhouse, enjoying views over open countryside and providing a glimpse of Ingleborough. All within easy reach of a range of shops, schools and outdoor adventures. The perfect escape to the country property.

## Ellerbeck Lodge



Offered to the market with no forward chain, Ellerbeck Lodge is a superb detached character property situated in the peaceful location of Higher Westhouse within the Yorkshire Dales National Park, enjoying stunning views over open countryside with Ingleborough nestled in the background. Despite its charming setting, it is just a few miles from both Ingleton and Kirkby Lonsdale where there is a range of shops, cafes, restaurants and schools not to mention an abundance of outdoor activities.

In brief, the accommodation consists of external porch, front door leading to hallway, which provides access to the sitting room, office and dining room, the kitchen is accessed via the dining room. There is also a useful boot room to the rear of the property.

The accommodation is concluded on the first floor where there are four bedrooms, one of which is a through room sharing a Jack & Jill Shower Room with the main room, this could be utilised as a dressing room, creating a superb main suite. There is also a family bathroom and staircases at each end of the property, providing access to the ground floor.

Sit on a generous plot, Ellerbeck Lodge offers a large established and well maintained rear garden, with areas of lawn and mature borders, a private patio, double garage, outbuildings and off road parking spaces, all of which makes for a compelling proposition for anyone seeking a flexible and spacious family home.

## Higher Westhouse

Higher Westhouse is a small hamlet of just a

handful of properties located approximately 2 miles North West of Ingleton. Set in picturesque countryside, and enjoying views towards Inglebrough.

The nearest town is Ingleton where you will find a good range of bars, pubs, shops and local amenities. It is well known for the spectacular waterfalls walk. Ingleborough - one of the Yorkshire Dales 3 Peaks - dominates the local landscape. Kirkby Lonsdale is just over 5 miles along the A65 where there is a Booths supermarket, and Local Brewery along with a range of other, shops, services and attractions.

There are good local primary schools within easy reach of Higher Westhouse and it is in the catchment for both Settle College and QES in Kirkby Lonsdale.

Trains can be caught at Bentham and Clapham on the Leeds/Lancaster line. Lancaster and the M6 are half an hour by car. Popular local market towns include Kirkby Lonsdale and Settle. The A65 provides good links to Kendal and Skipton. As well as the Yorkshire Dales, Higher Westhouse is an ideal location for day trips to the Lake District, Forest of Bowland and Morecambe Bay.

## Property Information

Detached freehold property. Parking spaces on separate title. Council Tax Band F. Oil fired central heating. Mains water & electricity. Compliant private drainage with easement for access to maintain. CCTV. B4RN Superfast Broadband Connection. Private road at front of property with share of maintenance.

## Ground Floor

### Entrance Hall

External open porch. Front door leads into a spacious rectangular hallway providing access to the entire property. Fitted carpet, radiator.

### Office 12'2" x 11'11" (3.71 x 3.65)



Currently used as an office space, but offering a range of uses from dining room to ground floor bedroom. Fitted carpet, radiator, double glazed window to rear with views over the garden and window seat, exposed beams. Door to hallway.

### Sitting Room 17'3" x 12'9" (5.26 x 3.91)



Spacious character sitting room. Fitted carpet, radiator, double glazed window to rear with views over the garden and window seat, working open coal fire with ornate tiled surround, exposed beams. Door to hallways.

### Dining Room 17'2" x 10'1" (5.24 x 3.08)



Dining room leading through to kitchen. Fitted carpet, radiator, double glazed window to front and side with views over courtyard, wood burning stove, feature exposed stone wall and exposed beam. Door to kitchen and access to first floor.

### Kitchen 13'8" x 9'6" (4.17 x 2.9)



Spacious kitchen installed circa 2017. Wood effect flooring, radiator, double glazed windows to rear and side aspects, range of base and wall units with complementary solid wood worktops, white enamel single drainer sink, Bosch single oven with Smeg hob and extractor hood, integrated fridge / freezer, under counter space for additional fridge or freezer, plumbing for under counter dish washer and washing machine, door to boot room.

### Boot Room 5'11" x 5'11" (1.82 x 1.81)



Boot Room leading from kitchen through to rear garden. Vinyl flooring, double glazed windows, door to rear.

### First Floor

### Bedroom 1 17'3" x 12'0" (5.26 x 3.68)



A superb dual aspect room enjoying views to open countryside, with Jack & Jill en-suite. Fitted carpet, radiator, double glazed windows to rear and side aspects, exposed beam, door to staircase leading to ground floor.

**Jack & Jill En-suite Shower Room 9'2" x 5'6" (2.8 x 1.69)**



Tiled floor, radiator, double glazed window to front, shower cubicle, WC, wash basin, Velux, door to bedroom 1 & 4.

**Bedroom 2 12'4" x 11'3" (3.76 x 3.45)**



Rear double bedroom enjoying views over the garden. Fitted carpet, radiator, fitted wardrobes, double glazed window to rear. Door to landing.

**Bedroom 3 12'3" x 8'9" (3.74 x 2.69)**



Front bedroom with views. Fitted carpet, radiator, double glazed window to front aspect, exposed beam. Door to landing and bedroom 4.

**Bedroom 4 12'3" x 6'8" (3.75 x 2.05)**



Through bedroom or dressing room / office. Fitted carpets, radiator, double glazed window to front aspect with views. Door to bed 1 & 3.

**Family Bathroom 8'4" x 8'0" (2.56 x 2.46)**



Tiled floor, radiator, Double glazed window, WC, wash basin, bath with shower over, cupboard. Door to landing.

**External**



## Rear Garden



The rear garden is a beautiful addition to a fantastic property. Two areas of well maintained lawn, an array of established plants in borders, area of patio, access to outbuildings.

## Front Outbuilding

Outbuilding housing Grant oil boiler. Concrete floor, internal & external light.

## Rear Outhouse



Concrete floor, light, oil tank.

## Double Garage

Double garage. Concrete floor, single glazed window, light, power, up and over door, door through to rear of outbuilding.

## Divorced Parking Spaces

Parking spaces opposite the house recently purchased and on separate title. Space for two cars.

# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		47	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

