



## **2 Cragg Terrace 13 High Street, Ingleton, LA6 3AD** **Offers In The Region Of £250,000**

Stunning 2 bedroom character cottage in the centre of Ingleton - a gateway to the spectacular Yorkshire Dales National Park. Presented to a very high standard throughout, Cragg Cottage will appeal as a permanent home or private second home, and has very obvious potential as a holiday let investment.

The village is a key destination for holiday makers and a great base for days out in the Yorkshire Dales, Lake District and Forest of Bowland. With a generous garden and close proximity to a range of pubs, bars, restaurants and shops, early viewing is advised.

## Cragg Cottage



Characterful cottage with all modern comforts and tasteful décor throughout. On the ground floor, an entrance porch provides space for coats and boots and access through to an open-plan living room/kitchen/diner. This space comprises a spacious living room with a log-burning stove and a charming country style kitchen with a dining area. On the first floor, the landing provides access to one double bedroom, one twin bedroom, and a contemporary house bathroom.

Externally, Cragg Cottage has a low-maintenance garden to the front aspect and on-road parking. To the rear, the property has a useful detached store with water, light, and power. Steps lead up to the generous rear garden with a decking area, lawn, established borders, and a timber pergola. There are superb views to the rear, taking in the crags above the River Doe.

### Ingleton Location

Ingleton is a thriving village with a strong community and a good range of bars, pubs and shops. It is well known for the spectacular waterfalls walk. Ingleborough - one of the Yorkshire Dales 3 Peaks - dominates the local landscape.

The village has a good Primary School and is in the catchment for both Settle College and QES, Kirkby Lonsdale. Local amenities are within easy access, including the open air swimming pool and an ASDA grocery store with petrol forecourt on the A65.

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, Ingleton is ideal for day trips to the Lake District, Forest of Bowland and Morecambe Bay.

### Property Information

Freehold property. Council Tax Band B. All mains services with gas central heating. The property is fully double glazed with attractive wood-grain effect sash windows. There is a shared right of access around the side and rear of the terrace for the three properties.

### Ground Floor

#### Porch

Entrance porch with patterned tiled flooring, UPVC double glazed external stable door and window to the front aspect, Velux skylight, studded timber door through to living room.

#### Sitting Room 11'7" x 12'8" (3.53m x 3.87m)



Spacious open plan sitting room, neutral coloured carpet, radiator, fireplace with log burning stove, alcove recess cupboard housing consumer unit, UPVC double glazed sash window to the front aspect.

**Kitchen Diner 12'6" x 12'8" (3.82m x 3.87m)**



Country style kitchen / diner with range of hardwood fitted wall and base mounted units incorporating range cooker with hob, Belfast sink, space for fridge freezer, plumbing for slimline dishwasher, Amtico flooring, radiator, UPVC double glazed sash window and UPVC double glazed external stable door to the rear aspect, space for 4-seater table, under stair storage cupboard, cupboard housing gas central heating boiler, stairs to first floor.

**Landing**



Landing providing access to both bedrooms and the house bathroom. Carpet, loft access, stairs to ground floor.

**Bedroom One 9'5" x 12'10" (2.87m x 3.90m)**



Front double bedroom. Carpet, radiator, UPVC double glazed sash window to the front aspect.

**Bedroom Two 14'6" x 7'1" (4.42m x 2.15m)**



Good-sized twin or bunk bedroom, Carpet, radiator, UPVC double glazed sash window to the rear aspect with views.

### Bathroom 5'5" x 5'6" (1.66m x 1.67m)



Contemporary bathroom. Vinyl flooring, suite comprising, vanity unit with wash hand basin; bath with shower over and toilet, heated towel rail, UPVC double glazed window to the rear aspect.

### Front Garden



Raised gravel area with plants with steps to porch.

### Rear Garden



Generous rear garden with decking area, lawn, established borders and timber pergola.

### Store



Located to the rear, detached store with light, power and water, plumbing for washing machine.

### Parking

Cragg Cottage is located in the High Street where on-road parking is available.

### 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, will formally check the identification

of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

#### 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

#### MARKET APPRAISALS

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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. 59.8 sq. metres (643.9 sq. feet)  
**2 Cragg Terrace, Ingleton**

## Area Map



## Energy Efficiency Graph

