



**Holme Lea Off Holme Head Farm Road, Ingleton, LA6 3ET
Offers In The Region Of £285,000**

Rare opportunity to acquire an established holiday let, sleeping up to six guests, in the popular tourist destination of Ingleton. This immaculate bungalow is equally suitable as a permanent home.

Holme Lea

Located on the outskirts of the picturesque Yorkshire Dales gateway village of Ingleton, Holme Lea enjoys a prime location near the historic viaduct and renowned Waterfalls Trail. Positioned at the entrance of a tranquil private holiday park, this impeccably maintained detached bungalow offers exceptional living spaces and has operated as a 5-star rated holiday let for the past five years, making it an ideal investment opportunity. Contents are negotiable making it a superb turnkey investment opportunity.

Boasting three double bedrooms and presented in excellent condition throughout, Holme Lea provides versatile accommodation on one level. The property features a modern family bathroom, a spacious living room, and a well-equipped kitchen with breakfast bar. Additionally, it includes a rear hall, a convenient shower room/utility area, a cloakroom, and an extra reception room adaptable for use as a dining area or study.

Outside, the residence offers off-road parking for two vehicles, a low-maintenance garden strip at the front, and a secluded patio seating area, perfect for relaxing or entertaining guests.

Holme Lea benefits from mains water, private drainage, and mains electricity, complemented by an efficient Electromax wet central heating system. Complete with double glazing throughout, this home ensures comfort and energy efficiency in every season.

With its level access, convenient amenities, and tranquil surroundings, Holme Lea presents an ideal permanent residence for families, retirees or holiday property investors. Offered with no onward chain, early viewing is highly recommended.

Property Information

Freehold

Council Tax Band C

EPC TBC

All mains services

Broadband connection

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.

Rear Hall 10'11" x 3'3" (3.33 x 0.99 (3.34 x 1.00))

Hardwood double glazed external door, tiled floor, radiator, access to cupboard, shower room/utility and additional reception room, security alarm control, consumer unit.

Boiler Cupboard 3'5" x 6'4" (1.04 x 1.93 (1.05 x 1.95))

Large walk-in cupboard with UPVC window to the front aspect. Tiled floor, radiator, fitted cupboard, Electromax boiler.

**Cloakroom 4'1" x 2'10" (1.24 x 0.86
(1.25 x 0.88))**



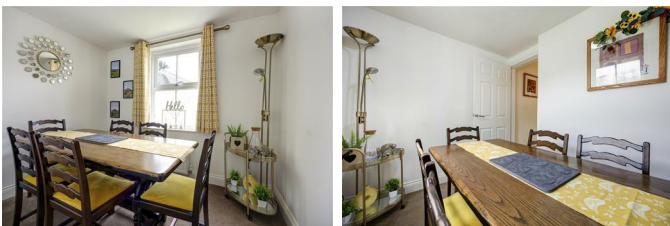
Cloakroom with tiled floor, radiator, toilet, extractor fan.

**Shower Room 7'2" x 6'4" (7'3" x 6'5")
(2.18 x 1.93 (2.20 x 1.95))**



Shower and utility room with tiled flooring, heated towel rail, corner shower cubicle, base unit with stainless steel sink and drainer, plumbing for washing machine, UPVC window to the rear aspect.

Dining Room 6'7" x 9'0" (2.01 x 2.74)



Dining room or study with fitted carpet, radiator, UPVC window to the rear aspect.

**Kitchen 7'8" x 15'1" (7'9" x 15'2") max
(2.34 x 4.60 (2.36 x 4.62) max)**



Modern fitted kitchen with tiled floor, radiator, range of wall and base mounted units, breakfast bar, Stainless steel sink with drainer, integral oven with 4 ring hob and extractor over, space for fridge freezer. Loft access, doors to living room and rear hall, two UPVC windows to the front aspect.

Living Room 16'1" x 11'1" (4.90 x 3.38)



Generous living room with fitted carpet, radiator, wall mounted electric flame effect fire, built-in storage cupboard, door to kitchen and hall, UPVC windows to the rear and side aspects.

**Hall 13'11" x 10'11" max (4.24 x 3.33
(4.26 x 3.34) max)**



Main entrance hall with tiled flooring at entrance, fitted carpet, radiator, security alarm control, access to all three double bedrooms, family bathroom and living room, hardwood double glazed front door.

Pen-Y-Ghent 13'6" x 9'10" (13'7" x 9'11") (4.11 x 3.00 (4.14 x 3.01))



Double bedroom with fitted carpet, radiator UPVC windows to the side and rear aspects.

Wherside 9'11" x 13'4" (3.02 x 4.06 (3.03 x 4.07))



Double bedroom with fitted carpet, radiator, UPVC window to the front aspect.

Ingleborough 9'6" x 10'11" (2.90 x 3.33 (2.91 x 3.34))



Double bedroom with fitted carpet, radiator, UPVC window to the rear aspect.

Bathroom 5'6" x 7'4" (5'7" x 7'5") (1.68 x 2.24 (1.70 x 2.25))



Modern bathroom with tiled floor, heated towel rail, bath with shower over, toilet, wash basin, extractor fan, UPVC window to the front aspect.

Outside



Parking bay for 1 vehicle. Low maintenance garden strip with pathway and gravel beds to the front aspect. Dry stone walling with pedestrian gate. Screened patio seating area to side of property.

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

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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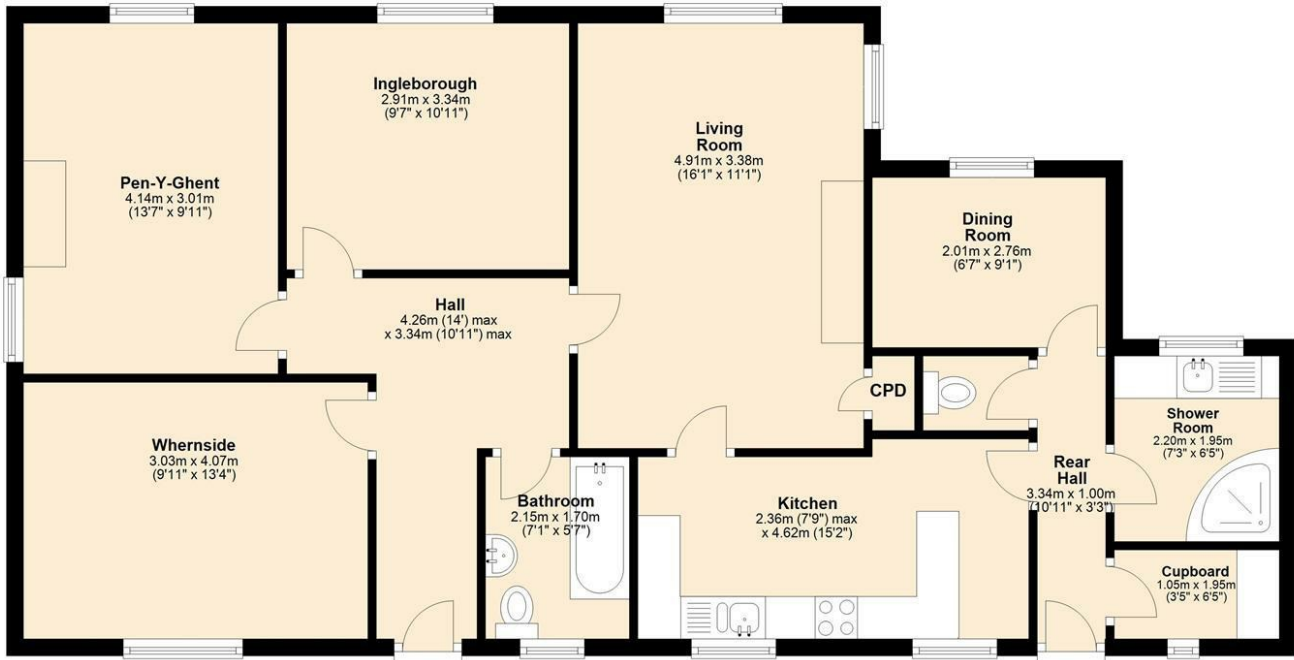
FLOOR PLANS

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

Floor Plan

Floor Plan

Approx. 94.9 sq. metres (1021.1 sq. feet)



Total area: approx. 94.9 sq. metres (1021.1 sq. feet)

Area Map



Energy Efficiency Graph

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

