



Rivendell, 4 Garden Holme, LA6 3ES Offers In The Region Of £525,000

Welcome to Rivendell, a spacious four-bedroom detached home in Ingleton, near the Yorkshire Dales National Park. This well-presented property features extensive gardens by the River Twiss, a double garage, and driveway parking for up to six cars.

The ground floor includes a large sitting room, garden room, modern kitchen/diner, cloakroom, and versatile reception room. Upstairs, there are four bedrooms, including a master with en-suite and dressing room, and a family bathroom. The meticulously maintained gardens offer lawns, patio areas, and river access.

Property Description



Welcome to Rivendell, a spacious four-bedroom detached family home situated in the heart of Ingleton village, on the edge of the Yorkshire Dales National Park. This home is presented to an exceptional standard and set within extensive, well-maintained gardens that border the charming River Twiss. Rivendell features a double garage and driveway parking for up to six cars, making it an ideal family residence.

The ground floor includes a central entrance hall, a large sitting room with a wood-burning stove, a garden room, a fully equipped modern kitchen/diner, a cloakroom, and an additional versatile reception room that can serve as a dining room, playroom, study, or ground-floor bedroom. Upstairs, the central landing provides access to four bedrooms and the family bathroom. The primary bedroom boasts a contemporary en-suite and an adjacent dressing room.

Outside, the property offers a double garage and a generous driveway for ample off-road parking. The extensive gardens are meticulously maintained, featuring lawns, patio seating areas, established borders with mature plants, and access to the river.

Property Information

Freehold
Council Tax Band F
EPC Rating C
All mains services
B4RN ultra fast fiber 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.

Ground Floor - Entrance Hall



Spacious central entrance hall with UPVC double glazed external door and side windows to the front aspect. Storage cupboard under stairs. Space for coats and boots. Patterned tiled floor. Carpeted stairs rising to first floor. Radiator. Access to living room, playroom/study, kitchen/diner and cloakroom.

Sitting Room 22'7" x 11'9" (6.89m x 3.60m)



Generous sitting room with UPVC double glazed window to the front aspect, UPVC double glazed French Doors to the side aspect and UPVC double glazed patio door to the conservatory. Feature fireplace housing wood-burning stove. Carpet. Radiator.

Garden Room 14'6" x 8'2" (4.42m x 2.51m)



Hardwood timber double glazed garden room, tiled roof with part glazing with external door to rear garden. Carpet. Radiator.

Reception Room / Study 11'3" x 9'9" (3.43m x 2.99m)



Useful additional reception room suitable for a variety of uses with UPVC double glazed patio doors to the rear garden. Carpet. Radiator.

Kitchen 30'11" x 10'3" (9.44m x 3.14m)



Spacious family kitchen/diner with UPVC double glazed windows to the front, rear and side aspects; UPVC double glazed external door to side driveway. Range of modern wall and base mounted units. Sink and drainer. Integral appliances include: washer; drier, dishwasher, electric cooker with 5 ring hob, microwave and double fridge freezer with water cooler. The dining area has space for a good-sized family table. Laminate floor tiles. Hot air blower. Radiator.

Cloakroom



Ground floor cloakroom with UPVC double glazed window to the front aspect. toilet and wash hand basin. Patterned tiled floor. Heated towel rail.

First Floor - Landing



Central landing with UPVC double glazed window to the front aspect. Airing cupboard housing gas central heating boiler. Loft access. Carpet. Radiator.

Bedroom One 12'7" x 11'9" (3.84m x 3.59m)



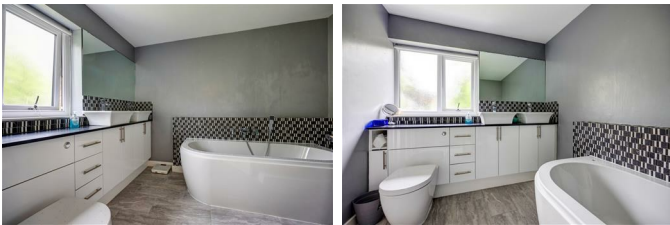
Dual aspect bedroom with UPVC double glazed windows to the front and side aspect. Carpet. Radiator. Access to dressing room.

Dressing Room



Fitted double wardrobe and range of built-in drawers. Carpet. Access to en-suite.

En-Suite Bathroom 9'8" x 7'7" (2.95m x 2.32m)



Spacious en-suite with UPVC double glazed window to the rear aspect. His and hers wash hand basins. Jetted bathtub. Shower cubicle. WC. Built-in cupboards and drawers. Tiled floor. Heated towel rail.

Bedroom Two 11'3" x 9'9" (3.43m x 2.99m)



Good-sized double bedroom with UPVC double glazed window to the rear aspect. Range of fitted bedroom furniture including double wardrobe and drawers. Carpet. Radiator.

Bedroom Three 7'11" x 10'3" (2.43m x 3.13m)



Double bedroom with UPVC double glazed window to the rear aspect. Carpet. Radiator.

Bedroom Four 8'0" x 10'3" (2.44m x 3.14m)



Small double or spacious single bedroom with UPVC double glazed window to the front aspect. Range of fitted bedroom furniture including single wardrobe and drawers. Carpet. Radiator.

Bathroom 6'0" x 7'1" (1.84m x 2.16m)



Contemporary family bathroom with UPVC double glazed window to the side aspect. Suite comprising jetted bathtub, wash hand basin and WC. Built-in cupboard. Tiled floor. Heated towel rail.

Detached Double Garage



Solid construction double garage with remote controlled electric up and over door, external door to patio seating area. Light and power.

Garden & Parking



Large gravel driveway to the side aspect with parking for up to 6 cars. External tap to rear of kitchen. Bin storage area.

Extensive well-tended dog-friendly fenced gardens comprising lawns, hedges, trees and established beds with mature plants. Patio seating areas. Access to river. A great outside space for entertaining family and friends.

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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The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

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. 163.4 sq. metres (1759.2 sq. feet)
Rivendell, 4 Garden Holme, Ingleton

Area Map



Energy Efficiency Graph

