



**Chimera, Main Street, Ingleton, LA6 3HJ**  
**Asking Price £795,000**

This impressive five-bedroom detached property is situated in the heart of the village of Ingleton, on the edge of the Yorkshire Dales National Park. It offers high-quality, spacious accommodation with immaculate gardens, a driveway, and a double garage. This flexible family home is perfect for modern living in a picturesque setting.

## Property Description

Constructed in 2020, this exceptional five-bedroom detached property occupies a generous plot within the picturesque village of Ingleton. Upon entering, you'll immediately notice the thoughtful design, attention to detail, and high-quality materials used throughout, emphasizing space, style, practicality, and comfort.

The ground floor boasts a spacious entrance hall with storage, a very generous triple-aspect lounge, a superb modern kitchen/diner, a cloakroom, and an additional reception room—ideal as a study, gym, playroom, or ground floor bedroom.

On the first floor, the landing provides access to three bedrooms and the house bathroom, with stairs leading to the top floor. Bedroom one is spacious dual aspect room, featuring fitted furniture, a walk-in wardrobe and ensuite. Bedrooms two and three are both well-proportioned doubles. The house bathroom includes both a bath and a separate shower cubicle.

The second floor consists of a spacious central landing, perfect for use as a reception or study area, two large double bedrooms, and a contemporary shower room.

Outside, Chimera offers low-maintenance gardens at both the front and rear, patio seating areas, driveway parking, and a detached double garage with a studio above, ideal for use as an office, study, or hobby room.

## Property Information

Freehold

EPC Rating: B

Council Tax Band: F

All mains services

Please note: There is no new build warranty with the property. Cash purchase only.

## 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.

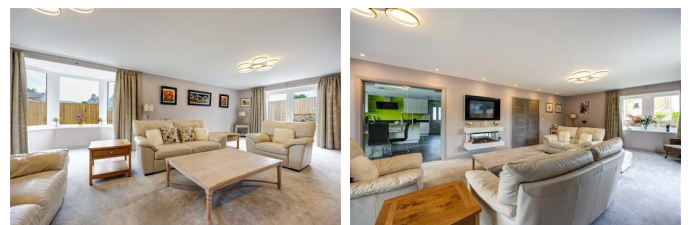
Trains can be caught at Bentham and Clapham on the Leeds/Lancaster line. Lancaster and the M6 are half an hour by car. Popular local market towns include Kirkby Lonsdale and Settle. The A65 provides good links to Kendal and Skipton. As well as the Yorkshire Dales, Ingleton is ideal for day trips to the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

## Entrance Hall



Generous entrance hall with UPVC double glazed door and windows to the front aspect. Built-in cupboard with sliding mirror doors. Under stair storage cupboard. Stairs with glass balustrade rising to the first floor. Carpeted stairs. Click-laminate flooring with underfloor heating. Wall mounted control panel for underfloor heating. Access to the study, cloakroom, kitchen/diner and Sitting Room.

## Sitting Room 32'8" x 15'3" (9.97m x 4.67m)



Full depth triple aspect family sitting room with UPVC double glazed window to the front aspect, bay window to side and French Doors to the rear garden and patio seating area. Carpet with underfloor heating. Wall mounted control panel for underfloor heating. Flame effect electric fire with marble surround. Access to the kitchen/diner and entrance hall.

## Kitchen/Diner 20'6" x 21'2" (6.25m x 6.47m)



Generous L-shaped kitchen/diner with UPVC double glazed window to the rear aspect. French Doors to the rear garden and patio seating area, and door to the side aspect and driveway. Range of base and wall-mounted units with worktops. Island with breakfast bar. Sink with drainer. Integral oven and hob with extractor over. Further hob to island. Space for American style fridge freezer. Cupboard housing 2 central heating boilers for zonal heating and contingency. Click-laminate flooring with underfloor heating. Wall mounted control panel for underfloor heating. Access to lounge and entrance hall.

## Cloakroom



Ground floor cloakroom. Vanity unit with wash hand basin. WC. Extractor. Click-laminate flooring.

## Study 11'9" x 11'3" (3.59m x 3.43m)



Additional ground floor reception room with UPVC double glazed window to the front aspect. Ideal as a study (CAT 5 connection) or gym. Click-laminate flooring with underfloor heating. Wall mounted control panel for underfloor heating.

## First Floor Landing



First floor landing with UPVC double glazed window to the rear aspect. Under stair storage. Carpet. Radiator. Access to bedrooms 1, 2 and 3, and the house bathroom. Carpeted stairs rising to the top floor with underfloor heating. Wall mounted control panel for underfloor heating.

## Bedroom 1 20'0" x 15'4" (6.10m x 4.68m)



Spacious master bedroom with UPVC double glazed window to the front aspect and bay to the side aspect. CAT 5 connection. Carpet. Radiator. Access to en-suite and walk-in-wardrobe.

### Ensuite 5'10" x 8'10" (1.80m x 2.70m)



Contemporary en-suite with UPVC double glazed window to the rear aspect. Shower cubicle, vanity unit with wash hand basin and WC. Extractor. Click-laminate flooring. Heated towel rail.

### Walk-in Wardrobe 5'10" x 5'10" (1.80m x 1.80m)

Good-sized walk-in-wardrobe. Carpet.

### Bedroom 2 13'11" x 11'5" (4.25m x 3.50m)



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

### Bedroom 3 11'9" x 11'3" (3.59m x 3.43m)



Double bedroom with UPVC double glazed window to the front aspect. CAT 5 connection. Carpet. Radiator.

### Bathroom 6'9" x 13'6" (2.06m x 4.12m)



Stylish house bathroom with UPVC double glazed window to the front aspect. Bathtub, separate shower cubicle, wash hand basin with vanity unit and WC. Extractor. Click-laminate flooring. Heated towel rail.

### Second Floor Landing



Versatile second floor landing space - providing reception or study space. Carpet. Radiator. Access to bedrooms 4 and 5, plus shower room.

### Attic Room 1 25'7" x 15'3" (7.82m x 4.66m)



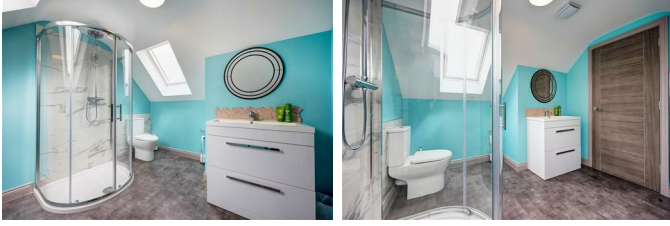
Good-sized double bedroom with 2 Velux skylights. Carpet. 2 radiators.

### Attic Room 2 25'7" x 11'5" (7.82m x 3.50m)



Another good-sized double bedroom with UPVC double glazed window to the side aspect. Carpet. 2 radiators.

## Shower Room 9'3" x 10'2" (2.82m x 3.12m)



Second floor shower room with 2 Velux skylights. Shower, vanity unit with wash hand basin and WC. Extractor. Click-laminate flooring. Heated towel rail.

### Outside

Chimera is situated in a generous plot with views to Ingleborough.

### Garage and Parking



Detached, solid construction double garage with remote activated garage doors to the front aspect and UPVC double glazed door and window to the side aspect. Light, power and connection for electric car charging point. Fitted workbench with sink and drainer. Fitted shelves either side. Plumbing for washing machine. Driveway parking for 3 to 4 vehicles. Shared access at end of drive for adjacent property.

### Studio 26'3" x 11'4" (8.01m x 3.47m)



Access via steps to the rear of the garage, this versatile studio space has potential as a hobby room or home study. Light and power.

## Gardens



Generous gardens to the front and rear aspects, laid to lawn with patio seating area for entertaining outside at the rear. Raised flower beds at front of house.

### 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



# Area Map



# Energy Efficiency Graph

