



## **Fellcroft, 16 Main Street, LA6 3HF** **Offers Over £525,000**

A spacious and versatile family home, recently refurbished to a high standard with great attention to detail.

The property features five double bedrooms, an open-plan kitchen/sitting-dining area, utility room, cinema room, office, family bathroom, and shower room.

The principal suite on the lower ground floor features a dressing area, en-suite bathroom, and access to a decked balcony with countryside views.

The exterior boasts off-road parking, a large decked balcony with steps leading to a lawn, established borders, and a herb and vegetable patches.

## Property Description

Welcome to Fellcroft, a substantial and flexible family home that has been thoughtfully refurbished to a high standard with superb attention to detail. This beautifully renovated property blends style and functionality, featuring tasteful décor and modern upgrades with thoughtful touches throughout.

The accommodation includes an open plan kitchen/sitting-dining area, and a utility room, cinema room and office, five double bedrooms, family bathroom and shower room, with a principal suite located on the lower ground floor, offering dressing area, en-suite bathroom and access on to the decked balcony enjoying views to open countryside and Kingsdale.

The exterior offers off-road parking, a generous balcony with steps descending to a lawn, established borders and herb and vegetable patch.

## Property Information

Freehold

Council Tax Band E

EPC Rating E

All mains services

Superfast Broadband available

## 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



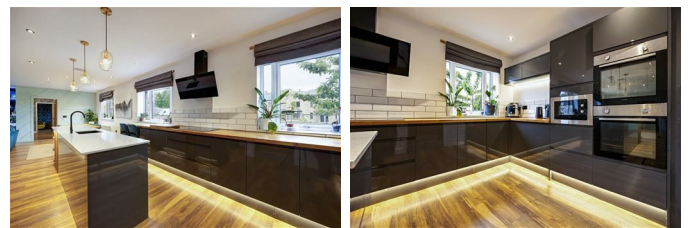
Composite front door leading to entrance hall with slate tiled entrance, wood laminate flooring, column radiator, stairs to lower ground floor.

### Open Plan Sitting & Dining Room



Large open plan sitting and dining with wood laminate flooring, column radiator, feature media wall and fireplace, integrated Sonos ceiling speakers, double glazed windows to both front and rear aspects.

### Kitchen Area



Wood laminate flooring, vertical feature radiator, range of gloss grey wall and base units with complementary solid wood worktops, featuring a range of integrated appliances including, double oven, microwave, dishwasher, induction hob with extractor hood, space for American style double width fridge / freezer, central island with grey base units and granite worktop with integrated sink, drainer and wine cooler, double glazed windows to front.

### Utility Room

Large utility room, providing useful additional storage for outdoor kit with tiled flooring, range of gloss grey wall and base units, plumbing for washing machine and tumble

dryer, gas combination boiler, composite door to side.

#### Bedroom Four



Spacious double bedroom with fitted carpet, column radiator, cupboard with hanging space, double glazed window to rear with views to open countryside and river below.

#### Bedroom Five



Double bedroom with fitted carpet, column radiator, double glazed window to front.

#### Shower Room

Wet room with tiled flooring, heated towel rail, walk in shower with glass shower screen, feature wash basin, toilet, double glazed window with textured glass.

#### Lower Ground Floor

##### Inner Hall

Wood laminate flooring, staircase to ground floor with illuminated handrail with motion sensors, column radiator, UPVC door to rear decking area.

#### Principal Room



Large double bedroom with fitted carpet, column radiator, UPVC sliding patio doors to private decking area.

#### En-Suite



Wet room with tiled flooring, heated towel rail, walk in shower with glass shower screen, modern roll top bath, double wash basin, toilet, PIV air system.

#### Dressing Room



Spacious dressing room off principal room with fitted carpet, PIV air system, access to En-Suite bathroom.

#### Office

Fitted carpet, fitted desk, PIV air system.

#### Cinema Room



Spacious flexible room, ideal as home cinema room with fitted carpet, PIV air system.

#### Bedroom Two



Double bedroom with fitted carpet, column radiator, double glazed window to rear with views to open countryside and river below.

### Bedroom Three



Double bedroom with fitted carpet, column radiator, double glazed window to rear with views to open countryside and river below.

### Bathroom



Tile effect floor, heated towel rail, double ended bath with hand shower, wash basin, toilet.

### External

#### Front

Wall and fence enclosed patio garden to front.

#### Side

Gravelled parking space for one car.

### Balcony



Large decked balcony enjoying views over open countryside and Kingsdale.

### Terraced Garden



Steps descend to a private garden with lawn, established beds, vegetable and herb patches, and garden shed.

### 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.

#### INTRODUCERS FEES

Fisher Hopper Ltd receives and introducers fee from Naphthens Solicitors of £100.00 + VAT for all successful introductions.

#### FISHER HOPPER

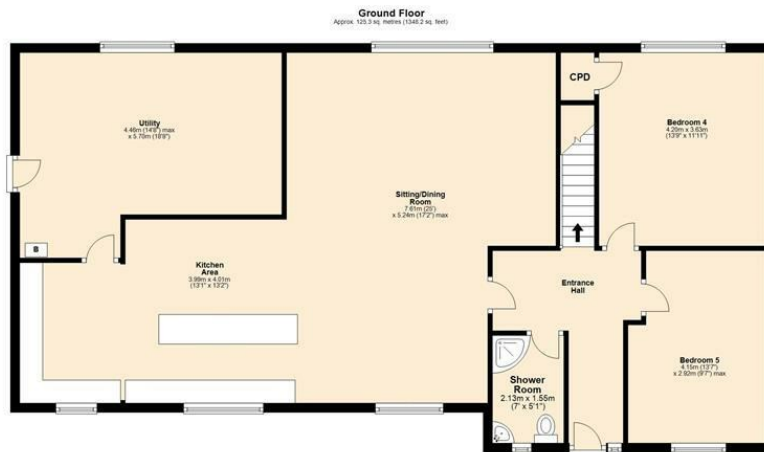
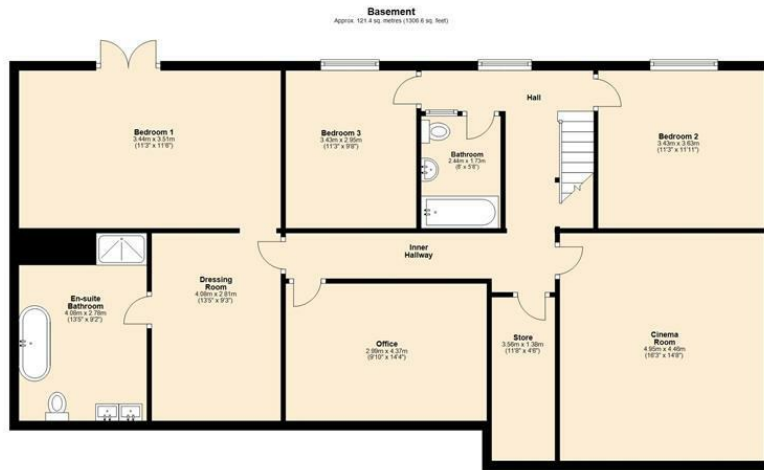
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#### FLOOR PLANS

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

# Floor Plan



Total area: approx. 246.6 sq. metres (2684.7 sq. feet)

# Area Map



# Energy Efficiency Graph

