



Church View Ingleton, LA6 3PL
Offers In The Region Of £750,000

A superb detached property featuring four double bedrooms, set on a generous 2.1-acre plot with ample off-road parking, a beautiful garden, and stunning views.

Property Description

Welcome to Church View, a superb country residence nestled in a picturesque setting on the fringe of Thornton in Lonsdale. This charming property boasts stunning views and a rural ambiance, while still being conveniently close to local amenities in the village of Ingleton, just a short drive away.

Occupying an elevated position off Thornton Lane, Church View offers scenic views of the nearby church and sits on a generous plot of approximately 2.1 acres, including 1.4 acres of high-quality adjoining meadowland.

The accommodation includes a rear entrance porch leading to a utility room, a spacious open-plan kitchen diner with patio doors opening to the front garden, a cozy sitting room with a wood burning stove set in a charming brick inglenook fireplace, a separate dining room, and a versatile double bedroom with front garden access and an en-suite shower room. Additionally, there is a ground floor bathroom, enhancing the property's flexibility.

The first floor features an open landing with an office area, a principal bedroom with an en-suite shower room, two further double bedrooms, and a second bathroom.

Externally, the property offers ample off-road parking, a well-tended garden, a copse of trees, and a patio area perfect for al-fresco dining or enjoying a summer evening drink. Church View also benefits from solar 12 solar panels and 3 battery storage units and electric car charger.

Church View presents a rare opportunity to purchase a superb semi-rural home on the southwestern fringe of the Yorkshire Dales National Park.

Location

Church View is located on the edge of Thornton in Lonsdale within the Yorkshire Dales National Park; a small and peaceful village with a lovely church and excellent pub. Climbing out of the village, Thornton Lane leads to the beautiful Kingsdale and then on to Dent through stunning Dales scenery. Nearby Ingleton provides a range of shops,

pubs and restaurants. The village has a good primary school, as does Leck - just 5 minutes drive away. Excellent secondary school options are available at Settle College and QES, Kirkby Lonsdale. The A65 provides easy connections to the market towns of Settle and Kirkby Lonsdale, and on to the M6 and Kendal. Trains on the Leeds/Lancaster line can be caught at Clapham and Bentham. As well as the Yorkshire Dales, the village is a great base for day trips to the Lake District, Forest of Bowland and coast at Morecambe Bay.

Property Information

Freehold

Council Tax Band F

EPC Rating C

Private drainage - Non compliant with the 2020 General Binding Rules.

Oil central heating

Mains water

Mains electric with solar panels and battery storage

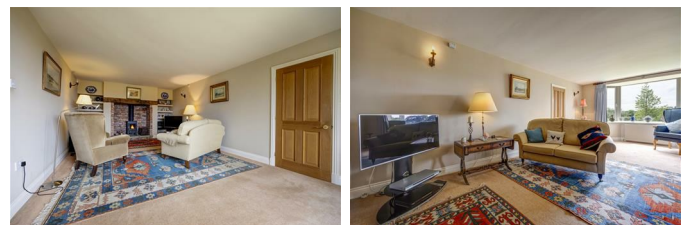
Internet connection

Entrance Hall



Wood laminate flooring, radiator, upvc to front porch, oak stairs to first floor with under stairs cupboard, double glazed windows to rear aspect off half landing.

Sitting Room



Fitted carpet, radiator, wood burning stove recessed in brick fireplace with mantel beam, double glazed bay window to front aspect with view to garden and countryside.

Kitchen



Tiled floor with underfloor heating, range of shaker style duck egg blue cupboards with complimentary work tops, integrated AEG double oven, induction hob, extractor hood, dish washer, fridge and freezer, integrated sink with drainer, two double glazed windows to side aspect, oak and glazed panel double doors to sitting room, door to entrance porch, upvc double patio doors to front garden.

Rear Entrance Porch

Tiled floor, radiator, two double glazed windows to rear and side aspects, three battery storage units for solar panels, door to utility room. upvc door to side aspect and parking.

Utility Room

Tiled floor, radiator, two double glazed windows to rear aspect, oil boiler, bank of fitted cupboards, range of wall and base units with single drainer sink, plumbing for washing machine.

Dining Room



Fitted carpet, radiator, double glazed bay window to front aspect with view to garden and countryside.

Ground Floor Bathroom



Tiled floor, radiator, electric panel heater,

double end bath with hand shower, wash basin, toilet, extractor fan, double glazed windows to rear aspect.

Bedroom Two



Ground floor double bedroom with fitted carpet, radiator, large walk in wardrobe, upvc patio doors to front garden, en-suite shower room.

En-Suite Shower Room



Tiled floor, electric panel heater, heated towel rail, shower cubicle, wash basin, toilet, extractor fan, double glazed windows to rear aspect.

First Floor

Landing



Spacious landing with office area. Fitted carpet, radiator, fitted desk and drawers, velux window, oak staircase to ground floor.

Bedroom One



Large double bedroom suite with fitted carpet, radiator, double glazed dormer window to front aspect with view to garden and countryside, eaves store, en-suite shower room.

En-suite Shower Room



Wood laminate flooring with underfloor heating, heated towel rail, shower cubicle, wash basin, toilet, eaves store, extractor fan, velux window.

Bedroom Three



Double bedroom with fitted carpet, radiator, double glazed dormer window to front aspect with view to garden and countryside.

Bedroom Four



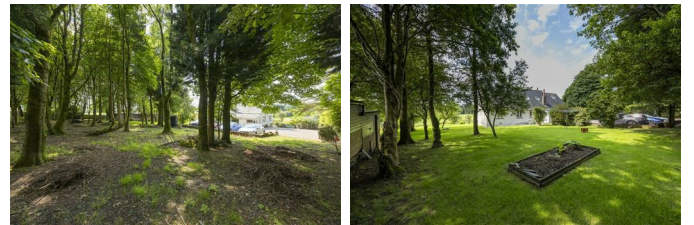
Large double bedroom with fitted carpet, radiator, eaves store cupboard, velux window, double glazed window to side aspect.

Bathroom



Tiled floor, radiator, heated towel rail, bath, wash basin, toilet, loft access, extractor fan.

Rear



Gated tarmac drive to graveled parking area, offering ample parking for at least 4 cars. Copse of trees to the rear of the plot with access to meadow via 5 bar gate. Former dog kennel block with light, power and water. Beech hedge boundary to road side.

Side



Lawn with a variety of fruit trees.

Front



Large lawn with established beds, septic tank, fence boundary to front, patio area with open views to countryside.

Land



1.4 acres of quality meadowland, access via Church View, dry stone wall and hedge boundaries.

Floor Plan



Total area: 1040sq. 000 sq. ft. (approx 2680 sq. m)
Church View, Westhouse

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		74	80
(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	

