



## Ingleton

£325,000

Bridge End Guest House , Mill Lane, Ingleton, Carnforth, LA6 3GJ

A brilliant opportunity to acquire a substantial property in need of full renovations and modernisations, with the accommodation across three floors, consisting of six bedrooms, all of which en suite, kitchen, living room and dining room. Beautifully situated in a riverside location, this attractive Grade II listed building has plenty on offer for a keen buyer to invest and transform.

Situated in an idyllic setting within close access to the popular village of Ingleton and historic market town of Kirkby Lonsdale, this property is ready to be updated and modernised to suit a range of buyers. With flexible living spaces and previously used as a guest house, Bridge End is oozing with potential to really make this your own.

### Quick Overview

- Traditional Grade II Listed Guest House
- Six Bedrooms, Five En Suites
- Flexible Living Spaces
- Traditional Features Throughout
- In Need of Renovations & Modernisations
- Great Investment Opportunity
- Private Parking & Rear Terraced Garden
- Pretty Riverside Location
- Close to Local Amenities



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TBC



Off Road  
Parking

Property Reference: KL3427



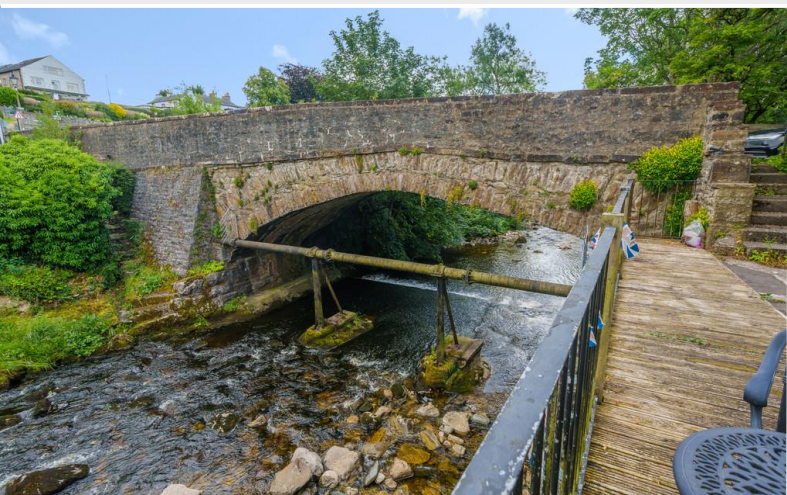
Entrance Hall



Kitchen



Garden Overlooking River



Garden Overlooking River

## Property Overview

On approach to the property, it is easy to feel the true essence of the pretty, tranquil location. Set on the corner of a quiet road on the riverside, Bridge End Guest House enjoys a peaceful situation in a popular location offering a great opportunity for those looking to renovate and really improve this spacious, traditional home.

Step through the door into an entrance porch, the perfect place for storing coats and shoes. Follow the hallway into the entrance hall, light and bright with access to the ground floor living spaces.

To the right of the porch is the living room, a generous space with open fire and traditional coving to ceiling, enhancing the traditional feel. With a front aspect window, this room allows plenty of light to flow through the space. Follow the ground floor into the kitchen, well fitted with wall and base units, complementary work tops, tiled splashback, one and a half ceramic sink with drainer and space for a washing machine/dishwasher. Integrated appliances include a fridge/freezer and Indesit oven.

To the left of the entrance hall is an inner hall, perfect as a dining space or second living room with coving to ceiling with a rear door leading outside and access to the cellar, great for storage with space for dryer and plumbing for washing machine.

Follow the staircase up to the first floor where you will find three of the six bedrooms, all doubles with the benefit of fitted wardrobes. Then continue up to the second floor with a further three bedrooms, all bedrooms situated to either the front or rear of the property with pretty outlooks and all enjoying a W.C. with sink unit.

Completing the picture is the rear terrace overlooking the river. With patio for outdoor seating, this peaceful spot provides the perfect place to enjoy a book in the sun, or a cool drink in the summer whilst embracing the idyllic riverside surroundings.

## Location

Ingleton is a thriving village with a good range of bars, pubs and shops, whilst benefitting from it's own primary school and is within the catchment area for both Settle College and QES, Kirkby Lonsdale. Ingleton sits at the foot of Ingleborough, an ideal base for great days out in the Yorkshire Dales, providing superb opportunities for hikers and cyclists.

## Accommodation (with approximate dimensions)

### Entrance Porch

Dining Room 20' 7" x 12' 1" (6.27m x 3.68m)

Lounge 14' 10" x 11' 10" (4.52m x 3.61m)

Kitchen 15' 1" x 7' 9" (4.6m x 2.36m)

### Rear Porch

### Cellar

### First Floor Landing

Bedroom One 13' 7" x 8' 0" (4.14m x 2.44m)

Bedroom Two 11' 9" x 11' 6" (3.58m x 3.51m)

Bedroom Three 9' 8" x 8' 2" (2.95m x 2.49m)

### Second Floor Landing

Bedroom Four 10' 5" x 10' 0" (3.18m x 3.05m)

Bedroom Five 19' 0" x 11' 8" (5.79m x 3.56m)

Bedroom Six 9' 3" x 8' 3" (2.82m x 2.51m)

## Property Information

### Outside

The property benefits from a decked terrace to the rear providing the perfect place to sit, relax and enjoy views over the River Doe. To the side is a private gravel parking area with space for several vehicles.

### Services

Mains gas, water, drainage and electricity.

### Tenure

Freehold. Vacant possession upon completion.

### Viewings

Strictly by appointment with Hackney & Leigh Kirkby Office.

### Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

### Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom



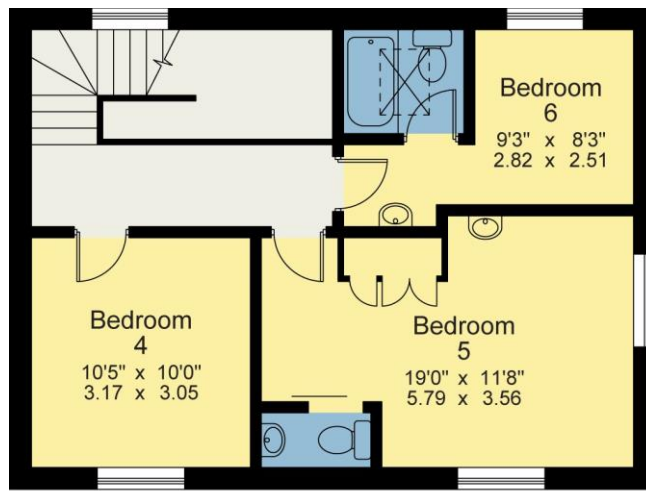
Bedroom



Bedroom



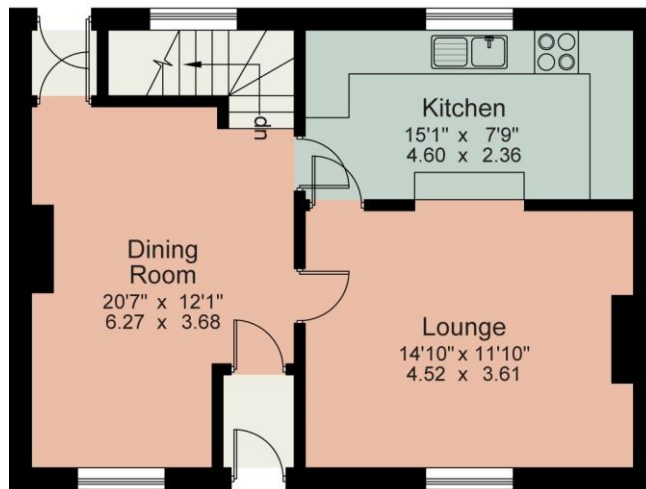
Front Aspect



Second Floor



First Floor



Ground Floor

Approx Gross Floor Area = 1649.7 Sq. Feet

= 153.2 Sq. Metres

For illustrative purposes only. Not to scale.

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