



Ingleton

£235,000

2 Cragg Terrace, High Street, Ingleton, Carnforth, LA6 3AD

Situated in the heart of the much-loved village of Ingleton, 2 Cragg Terrace is a charming two-bedroom terraced property, blending modern finishes with period features. This welcoming home offers stylish, open-plan living, a delightful rear garden, and is perfectly suited to first-time buyers, small families, those seeking a holiday let investment, or anyone looking for a peaceful second home in the beautiful Yorkshire Dales.

As you arrive at the property, you're welcomed by a characterful stone façade and a neatly enclosed front entrance. Step inside through the entrance porch with practical tiled flooring allows space to store shoes and coats, ideal for countryside living.

Quick Overview

- Charming Cottage
- Stylish Open-Plan Living/Kitchen/Dining Area
- Log Burner and Cosy Living Room
- Two Double Bedrooms
- Contemporary Three-Piece Bathroom Suite
- Delightful Rear Garden
- Ideal For First-Time Buyers, Holiday Lets, or Second Homes
- Located In The Popular Village Of Ingleton
- No Onward Chain
- Ultrafast Broadband Available



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Ultrafast
Broadband

Property Reference: KL3638



Kitchen/Living/Dining Room



Kitchen/Living/Dining Room



Kitchen/Living/Dining Room



Rear Garden

From the porch, you are drawn into the open-plan living, kitchen, and dining space, the heart of the home. The living area is cosy and comfortable, carpeted for warmth and featuring a log-burning stove, perfect for chilly evenings. A large window to the front aspect lets in plenty of natural light while maintaining privacy.

The kitchen area has been thoughtfully designed to combine practicality with style. Featuring soft-close base units, quartz worktops and oven surround, dual fuel multi purpose cooker and a classic butler sink. There's room for a dining table, making it perfect for entertaining, as well as an understairs cupboard providing handy additional storage. A door at the rear of the kitchen leads directly to the garden, offering seamless indoor-outdoor living.

Upstairs, you'll find two well-proportioned double bedrooms. The front room enjoys an open outlook over High Street, while the rear overlooks the peaceful garden and surrounding greenery. Both rooms feature traditional latch doors and double glazed sash windows, combining period charm with modern practicality.

The modern bathroom is finished to a high standard and features a three-piece suite, including a full-sized bath with overhead shower, a vanity sink unit, and a low-level WC.

The rear garden is a true highlight of the property-an ideal spot for relaxing, gardening, or alfresco dining. From the kitchen, step out onto a patio area with a useful storage shed. Steps lead up to a lawned area and continue to a raised decked terrace with pergola, offering an elevated area to enjoy the sunshine or entertain guests with a BBQ. The garden is both practical and beautiful, with a range of planting opportunities and low-maintenance features.

Set within the foothills of the Yorkshire Dales National Park, Ingleton is a thriving village surrounded by some of the most spectacular scenery in the North of England. Known for its famous Waterfalls Trail and stunning limestone landscapes, the area is a haven for walkers, cyclists, and outdoor enthusiasts.

Ingleton offers a warm and welcoming community atmosphere, with a selection of independent shops, cosy cafes, traditional pubs, and local amenities including a primary school, doctors' surgery, and community centre. The village also enjoys excellent transport links, with easy access to the A65 connecting you to Settle, Skipton, and Kendal, while the nearby Bentham or Lancaster stations provide rail connections further afield.

Accommodation with approximate dimensions:

Ground Floor

Kitchen/Living/Dining Room 24' 1" x 12' 9" (7.34m x 3.89m)

First Floor

Bedroom One 12' 9" x 9' 5" (3.89m x 2.87m)

Bedroom Two 14' 6" x 7' 5" (4.42m x 2.26m)

Property Information:

Tenure

Freehold (Vacant possession upon completion).

Council Tax

North Yorkshire Council - Band B

Services

Mains gas, water, drainage and electricity.

Energy Performance Certificate

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

What3Words

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Viewings

Strictly by appointment with Hackney & Leigh.

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).

N.B

A shared right of access exists along the side and rear of the terrace for the three properties.



Bedroom One



Bedroom Two



Bathroom

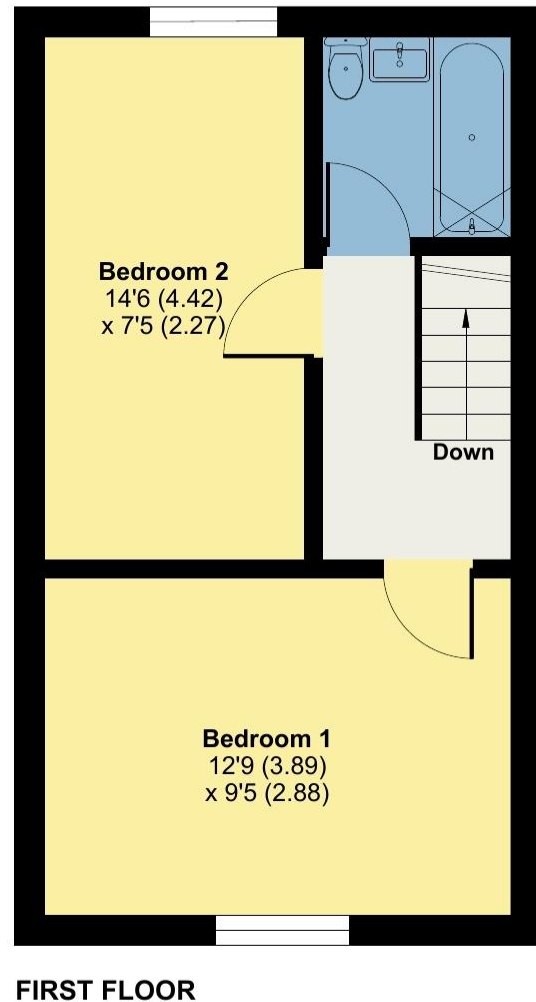
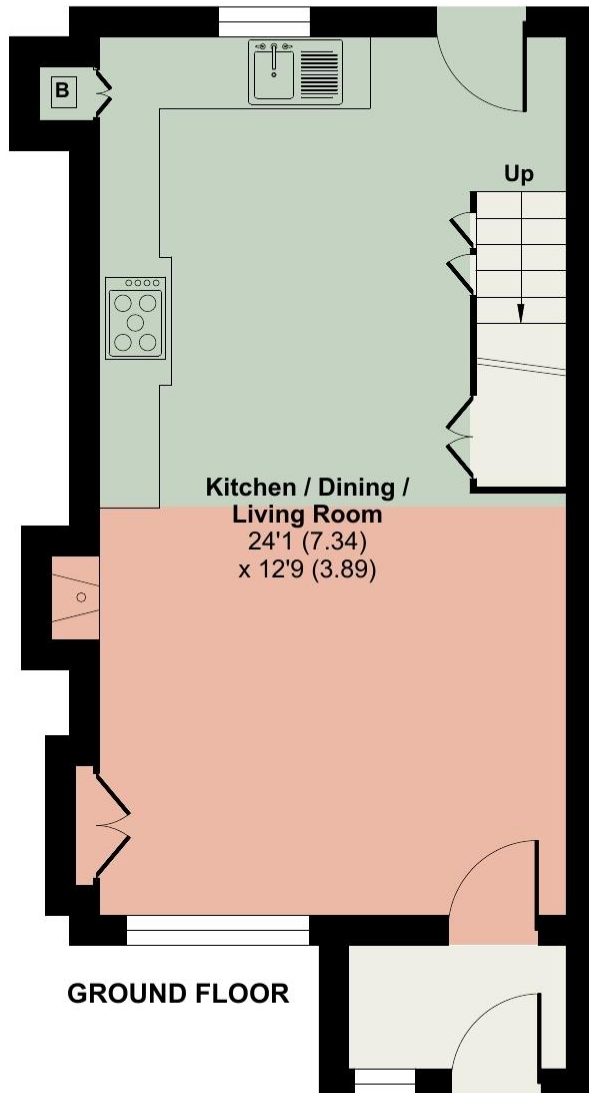


Garden

Cragg Terrace, High Street, Ingleton, Carnforth, LA6

Approximate Area = 647 sq ft / 60.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1289098

A thought from the owners..."We have enjoyed this beautiful cottage and spectacular views that are available from the garden and rear of the property. We have spent many a sunny afternoon in the garden, especially during the summer, listening to the birds as well as the sheep from the neighbouring field. There is always life in the village with the many hikers and hill walkers it brings. However, there are very few commercial trappings and Ingleton stays relatively peaceful even during holiday season. Ingleton sits perfectly on the edge of the Yorkshire Dales and within easy reach of the Lakes."

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 15/05/2025.