

**ELLERBECK****£875,000**

Higher Westhouse, The Yorkshire Dales, LA6 3NH

**Lot 1 Ellerbeck - a detached house with mature gardens.**

Extensively and sympathetically upgraded since 2009, the well-proportioned, elegant and bright accommodation offers a drawing room, dining kitchen open to sitting room, study and rear hall with utility room and cloakroom, five bedrooms and three bathrooms. Private driveway, excellent parking and turning provision to the front with an attached single garage and garden store to the rear. Enclosed courtyard garden, level lawns with well-stocked border and mature trees. In all, 0.59 acres (0.24 hectares). Available as a whole or in three separate lots; Lot 2, a three/four bedroom detached cottage and detached stone barn with development potential (subject to consent) situated to the northwest and Lot 3, two paddocks extending to 0.52 acres (0.20 hectares) to the east.

**Highly accessible location between Kirkby Lonsdale and Ingleton, convenient for road and rail links.**





## Welcome to **ELLERBECK**

**£875,000**

### Higher Westhouse, The Yorkshire Dales, LA6 3NH

Higher Westhouse is well-placed if you love any aspect of outdoor life - the Dales and neighbouring Forest of Bowland AONB as well as The Lake District National Park and the Lune Valley offer something for everyone - walkers, cyclists and cavers, sailors, runners and fishing enthusiasts. The Famous Three Peaks (Ingleborough, Pen-y-ghent and Wharfedale), White Scar Cave (Britain's longest show cave) and The Ingleton Waterfalls Walk with woodland gorges and spectacular waterfalls are close by.

Great towns, villages and local amenities are nearby - Thornton-in-Lonsdale (1.3 miles), Ingleton (1.6 miles), Burton-in-Lonsdale (3 miles) and the ever-popular Cumbrian town of Kirkby Lonsdale (5 miles). Between them you've everything pretty much covered!

**Thornton-in-Lonsdale** is a small village with an active community, St Oswald's Church and the popular Marton Arms.

**Ingleton** is a tourist destination with a choice of eateries, the Mason Arms public house, gift shops, an outside heated pool (open May to September), a primary school, a church, doctor's surgery, Co-op and an Asda Express/petrol station.

**Burton-in-Lonsdale** has a local pub (The Punchbowl), a community run shop and post office, All Saints Church and a village hall and sports pavilion and field.

**Kirkby Lonsdale** offers an abundance of independent shops, popular restaurants and pubs, a post office, bank, churches, doctors' and dentists' surgeries, an optician, Boots Chemist and a well-regarded Booths supermarket.

There's also a number of excellent independent retailers in the area including The Courtyard Dairy (a speciality cheese shop), Growing with Grace (an organic farm shop), Seasons Bakery (try their award winning sourdough!) and Country Harvest (a one stop shop for its deli, gifts, clothes and cafe).

**Further afield**, Kendal (18.2 miles) and Lancaster (19.2 miles) provide a more comprehensive range of educational, commercial and recreational facilities.

**Putting education first** - there are primary schools in Ingleton, Leck and Kirkby Lonsdale with secondary schools in Kirkby Lonsdale and Settle. Lancaster is home to the Boys' and Girls' grammar schools and independent schools are at Sedburgh (with the Preparatory School in Casterton) and Giggleswick.

#### **Travelling from A-B**

**By car** - situated just off the A65, Ellerbeck is highly accessible for travelling east/west. Access to the M6 is at Junctions J34, 35 or 36 depending on the direction of travel.

**By train** - Lancaster has a station on the West Coast mainline so you've good access to London Euston. High Bentham (4.9 miles) has a station with services running between Leeds, Skipton, Lancaster and Morecambe.

**By air** - Manchester Airport (83.9 miles), Liverpool Airport (90.8 miles), with Leeds Bradford Airport (46.7 miles) being the closest airport for jetting off.

**To find the property** - from Kirkby Lonsdale, head east on the A65 towards Ingleton and turn first left after the garden centre, signposted Higher Westhouse. Continue and take the second drive on the left.

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## Beautifully presented with immense charm

Situated at the head of a private drive and set over three floors, Ellerbeck is a handsome, former farmhouse within mature gardens and some splendid countryside views.

Purchased in 2009 by the current owner, the property is finished to a high specification having undergone an extensive and sympathetic renovation.

Many of the original features remain and have been enhanced throughout the refurbishment with oak floors, panelled doors, decorative ceiling roses, cornices, deep skirtings, sash windows, some with panelled reveals and window seats, marble fireplaces in the drawing and sitting room, substantial stone and herringbone red brick fireplace and built-in oak cupboard in the study, recess arches in the drawing room, flagged floor in the side entrance with substantial door and quoin stone surround, extra width staircase, tall window with stained panels, cast iron fireplace in the principal bedroom and in bedroom 3, a stone fireplace with cast iron inset and decorative tiled slips.

The rooms are very well proportioned and exceptionally light and bright with an approximate gross internal area of 2807 sq ft (260.8 sq m) and the accommodation is instantly welcoming and beautifully presented.

Lets us take you on a tour...

### Ellerbeck

An open fronted **porch** leads into the elegant **drawing room** with twin arched recesses either side of the open fireplace and an open arch into the **staircase hall**. Off the drawing room is a **sitting room**, connected to the kitchen by double open doors creating a lovely sociable flow.

The **dining kitchen** is fitted with a comprehensive range of base units with silstone worktops, Mercury gas stove, pantry cupboard and integral dishwasher and fridge freezer. The dining area has tall bay windows with hand painted shutters. A rear door leads out to the walled courtyard.

Also off the staircase hall is the **study** leading into the side **entrance hall** with flagged floor. This leads to a practical **utility/laundry room** with base units, wooden worktops and Belfast sink and the **plant room/cloakroom**.

A full return staircase with tall window leads to the **first floor** main landing off which are three double bedrooms. The **principal bedroom** and **bedroom 2** are lovely light doubles and overlook the garden. The principal bedroom also has a three piece **en suite bathroom**.

An **inner landing** with **linen cupboard** leads to the three piece house **bathroom 1** with painted floorboards and views of open fields.

The staircase continues to the **second floor landing** with large skylight window providing open countryside views and being open to the apex with ceiling beams. **Bedrooms 4 and 5** have under eaves storage, with bedroom 5 having a conservation skylight window. There is also a second three piece **bathroom**.

### Outside space

A **private gated drive**, bordered by beech hedges, leads to a large **arrival terrace** providing ample parking and turning for visiting family and friends.

To the north is an attached single **garage**, accessed via the adjacent lane to the cottage, with sliding timber door, power, light and external water tap.

The gardens are mainly south facing with generous level lawns, delightfully well-stocked borders and mature trees. To the west, there is a further lawned garden bordering open fields and a gravel seating area. To the north west, is a private **walled courtyard**, with flagged terrace, planted borders, box hedging and a useful stone and slate **garden store**. In all, 0.59 acres (0.24 hectares).

Available separately is neighbouring Ellerbeck Cottage and detached stone barn, as well as two small paddocks.

### Lot 2 - Ellerbeck Cottage

Situated to the northeast of Ellerbeck and with separate access, a detached three bedroom stone built cottage with private gardens and parking. Also included is a detached stone and slate barn with development opportunities (subject to the relevant consents).

In all, 1.21 acres (0.49 hectares).

### Lot 3 - Land at Ellerbeck

Two paddocks extending to 0.52 acres (0.21 hectares) situated to the east of Ellerbeck.

Please ask the agent for further details.



## Services and specifications

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- Mains electricity
- Private drainage shared with neighbouring Ellerbeck Cottage and within the property's boundaries
- Metered mains water
- Ground source heat pump with an open fire in the drawing room and a multi-fuel stove in the sitting room
- B4RN Broadband connected with separate connections to the detached office/bar and hall - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website [b4rn.org.uk](http://b4rn.org.uk). This is fabulous if you are looking to work from home (and has made such a difference when trying to strike the life/work balance) or just stay connected with the outside world.
- A combination of single glazed windows in wooden frames The bay window is double glazed with the front of the house windows having reconditioned heritage single glazing
- Oak floors in the drawing room, sitting room and dining kitchen
- External power points
- External cold water tap





## The finer details

### Council tax

Ellerbeck is currently banded G for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

### Local Authority

North Yorkshire Council W: [www.northyorks.gov.uk](http://www.northyorks.gov.uk)

### Planning Authority

Yorkshire Dales National Park Authority

W: [www.yorkshiredales.org.uk](http://www.yorkshiredales.org.uk)

### Please note

- Carpets are included in the sale
- Some light fittings may be available by separate negotiation
- If Ellerbeck and Ellerbeck Cottage are sold separately, a right of way will be granted in favour of Ellerbeck across the access to Ellerbeck Cottage

### Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

## Ellerbeck, Higher Westhouse, LA6 3NH

Approximate Gross Internal Area = 260.8 sq m / 2807 sq ft  
 (Excluding Garage)

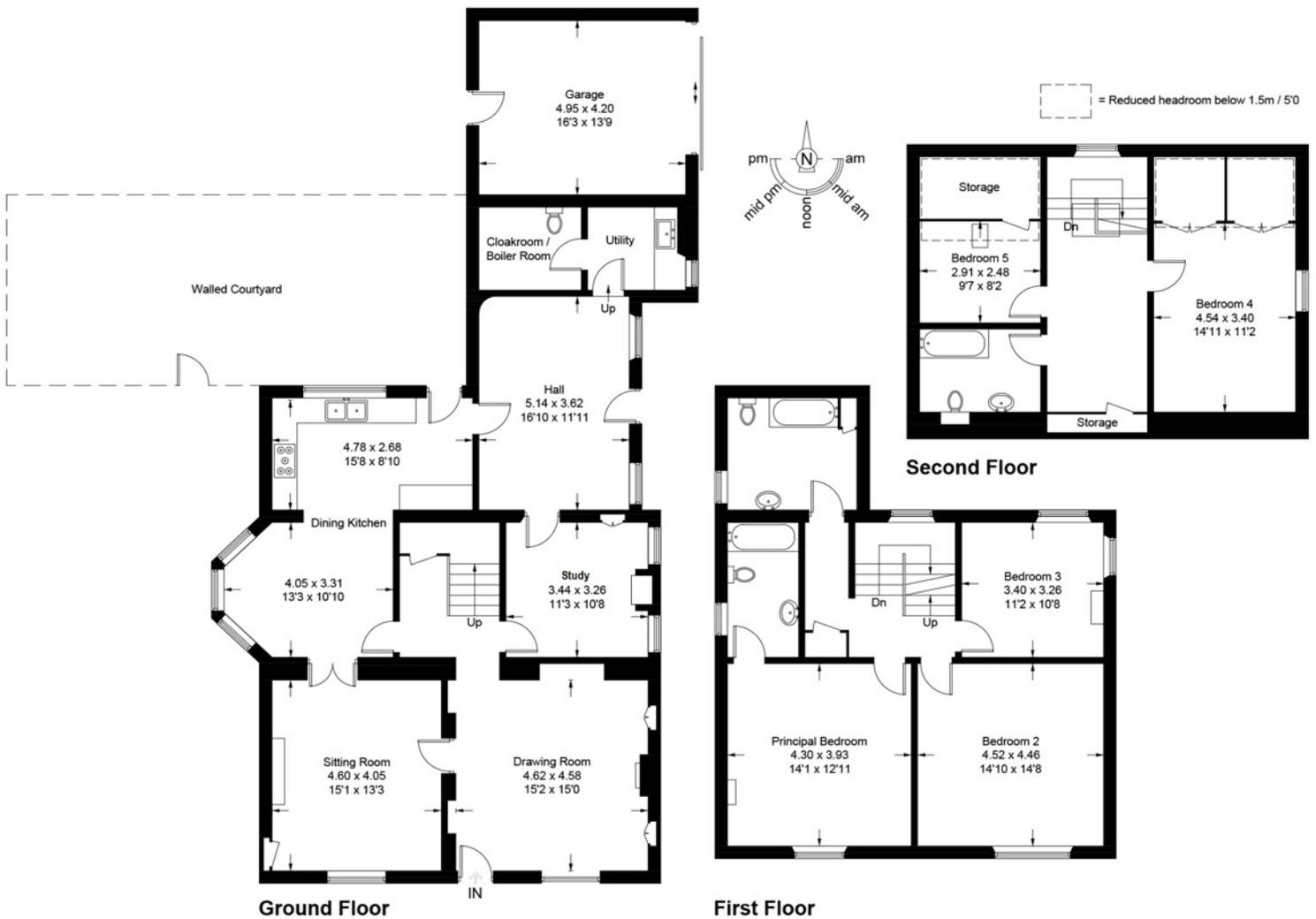


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1000033)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Current: 56, Potential: 77

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