

ASPLAND LODGE

OIEO £995,000

Ingleton, LA6 3DS

Own your very own slice of the English countryside - tucked away in a private and secluded setting with stunning views across open countryside towards the Three Peaks, a spacious detached stone and slate property.

Built in 2005 and upgraded since the current owners' purchase in 2021, this sizeable property offers generous accommodation with a versatile layout: galleried entrance hall, two reception rooms, a third reception room with cloakroom off, which could be used as a home office or ground floor bedroom, stylishly fitted dining kitchen, utility/laundry room, boot room/side entrance and a shower room. Five double bedrooms, three with en suite bath/shower rooms, house bathroom and attic space offering further potential. Secure gated entrance, excellent parking provision, double garage, workshop and garden store, delightful gardens bordering open fields to two sides with seating terraces from which to enjoy the views, Aspland Beck meandering through and a woodland banking.

It's a great family house for a country lifestyle with a perfect balance of house, outbuildings, gardens and amenity land. In all, 2.57 acres (1.04 hectares).





Setting

Welcome to **ASPLAND LODGE**

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Here's our **TOP TEN** reasons to love Aspland Lodge:

1. **Location and views** - in a private and peaceful rural setting enjoying stunning views of Ingleborough and Pen-y-ghent, yet is highly accessible for Ingleton, The Yorkshire Dales, road and rail links.
2. **It's really rather roomy...** Aspland Lodge is a spacious and modern detached stone and slate property, built in 2005 and since upgraded by the current owners with an approximate gross internal measurement of 3459 sq ft (321.4 sq m), excluding the attic space and generously proportioned rooms and versatile space.
3. **Come on in** to a double height **galleried entrance hall** (a room in itself!) with two reception rooms off. The sizeable triple aspect **sitting room** and **dining room/snug** both have stone fireplaces, ceiling beams and lovely open views. The dining room also has a bar - great for when you are entertaining family and friends.
4. Fabulous and sociable **dining kitchen**, comprehensively fitted with a range of base and wall units, dresser with wine rack, island unit with large breakfast bar and a combination of marble and wooden worktops. Appliances include a Smeg gas stove, dishwasher and wine cooler. Backing up the kitchen is a practical **utility/laundry room** with double pot sink, and space for washing machine and tumble dryer. Off here is a three piece **shower room** and a **side entrance/boot room**.
5. **Work from home** - a light and bright third **reception room** with double doors out to the terrace and currently used as a home office but could be used as a study, hobby room or even a ground floor bedroom as there is also a cloakroom and cupboard off; the choice is yours!
6. **...and so to bed** - off the attractive **gallery landing** are **five double bedrooms**; the spacious dual aspect principal bedroom has a built-in single wardrobe and en suite four piece bathroom. Bedrooms 2 and 3 also have en suite shower rooms. There is also a four piece family **bathroom** and linen cupboard off the landing as well as access to ...
7. The **attic space**, 977 sq ft (90.8 sq m) has been boarded and offers potential for a number of uses.
8. **Delightful gardens** - sat in a generous plot of 2.57 acres (1.04 hectares), formal gardens wrap around the property bordering open fields to two sides with splendid open views, large level manicured lawn, flagged seating terraces (one overlooking the beck) and rose covered arch. Aspland Beck meanders under a stone bridge and through the garden and grounds; steps lead down to the beck with a banking planted with shrubs and spring flowers to one side and a woodland bank opposite. More informal gardens continue to the west.
9. **Garaging and parking** - accessed through secure electric gates, there is excellent parking provision and a **double garage**, 66'8 x 61'8 (6.21m x 5.74m) with up and over doors, power and light.
10. **Useful stone and slate outbuildings** - attached to the garage is a **general store** 61'8 x 49'7 (5.74m x 4.62) with cold water tap and a **workshop** 61'8 x 48'7 (5.74m x 4.52m) both with power and light.







Escape to the country...

Situated just outside the Yorkshire Dales National Park, in a private and secluded yet highly accessible setting, Aspland Lodge borders beautiful open countryside and enjoys some splendid far reaching views.

Ingleton (1.9 miles) offers a good range of facilities including an open air swimming pool (open May to September), a primary school, a church, pub, doctors' surgery, Co-op and an Asda Express/petrol station.

Burton-in-Lonsdale (2.7 miles) has a local pub (The Punchbowl), a community run shop and post office, All Saints Church and a village hall, sports pavilion and field.



The Lune Valley market town of **Kirkby Lonsdale** is 6.7 miles distant - here you'll find a great selection of local amenities; a bank, churches, the Post Office, Booths supermarket, Boots Chemist, doctors' and dentists' surgeries, independent retailers and lovely places to eat and drink. It is also home to the well-regarded Queen Elizabeth School.

There's a number of excellent independent retailers in the area including The Courtyard Dairy (a speciality cheese shop and Rind Pizzeria), 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).

A more comprehensive range of facilities may be found at the historic market towns of Settle (10.7 miles) and Skipton (25.6 miles), the Georgian city of Lancaster (16.5 miles) and the Cumbrian market town Kendal (20.5 miles).



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 Giggleswick and Sedbergh (with the Preparatory School in Casterton).

For those keen on outdoor life, Aspland Lodge is convenient for both the nearby National Parks of The Yorkshire Dales and The Lake District, as well as the Forest of Bowland AONB - round here you'll find avid walkers and cyclists, the routes and the views are so good! The Three Peaks, White Scar Cave (Britain's longest show cave) and The Ingleton Waterfalls Walk with woodland gorges and spectacular waterfalls offer something for the more adventurous.

Getting about by car, access to the M6 is at J34 (14.3 miles) and it's handy for the A65 too.

Letting the train take the strain - there are stations on the West Coast main line at Lancaster (17 miles) and Oxenholme (17.7 miles) with trains to Euston, Glasgow and Edinburgh - if you need to commute then this location is a great choice to balance quality of life for the whole family against work commitments. There is also a station at High Bentham (2.1 miles) on the Leeds to Morecambe Line.



For travel by air, there is a choice of airports: Leeds Bradford (44.5 miles), Manchester (76.8 miles), and Liverpool (82.4 miles).

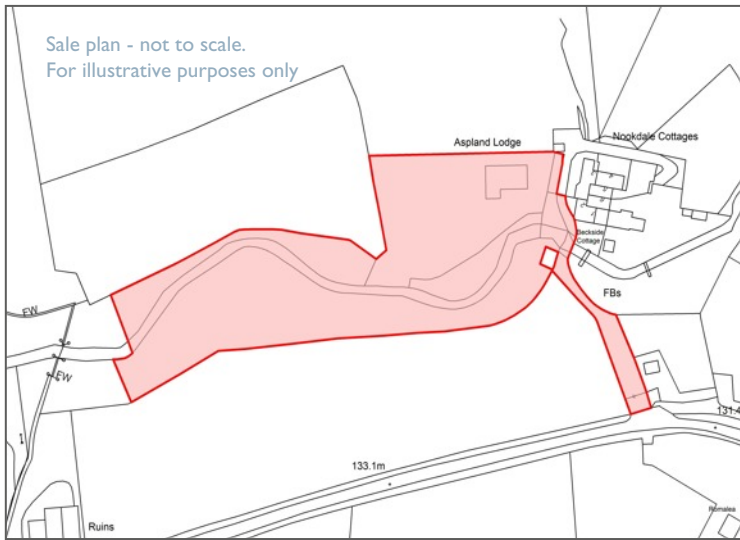
To find the property - entering Ingleton from Kirkby Lonsdale, turn right after the Masons Arms onto Tatterthorn Road. After 1.3 miles, turn right signposted Wennington/Burton-in-Lonsdale onto Dumb Toms Lane. After c. 0.1 mile turn right, continue down the drive and over the bridge. Aspland Lodge is the property on the left.

/// *what3words reference: recoup.roost.fillings*

Services and specifications

- Mains electricity with Smart Meter
- Mains metered water
- Private drainage to a septic tank located within the property's boundaries
- Oil central heating (fitted 2022) and multi-fuel stove in the sitting room and wood burning stove in the snug
- LPG for the Smeg stove
- Double glazed windows set in wooden frames
- Bespoke kitchen and utility/laundry room by Woodhouse Kitchens of Harrogate and fitted in 2022
- Electric gates and intercom system
- Security alarm
- External lighting
- External hot and cold water taps





The finer details

Council tax

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

Local and Planning Authority

North Yorkshire Council W: www.northyorks.gov.uk

Please note

- Carpets, curtain poles, light fittings, integral white goods are included in the sale
- The curtains, blinds, fridge/freezer, Smeg range, two washing machines, tumble dryer, greenhouse and chicken coop are available by separate negotiation
- The EV charger and hot tub are specifically excluded
- The access lane is within the ownership of Aspland Lodge and maintenance costs are shared equally between all eight properties.

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.



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Approximate Gross Internal Area = 321.4 sq m / 3459 sq ft
 Attic = 90.8 sq m / 977 sq ft
 Total = 412.2 sq m / 4436 sq ft

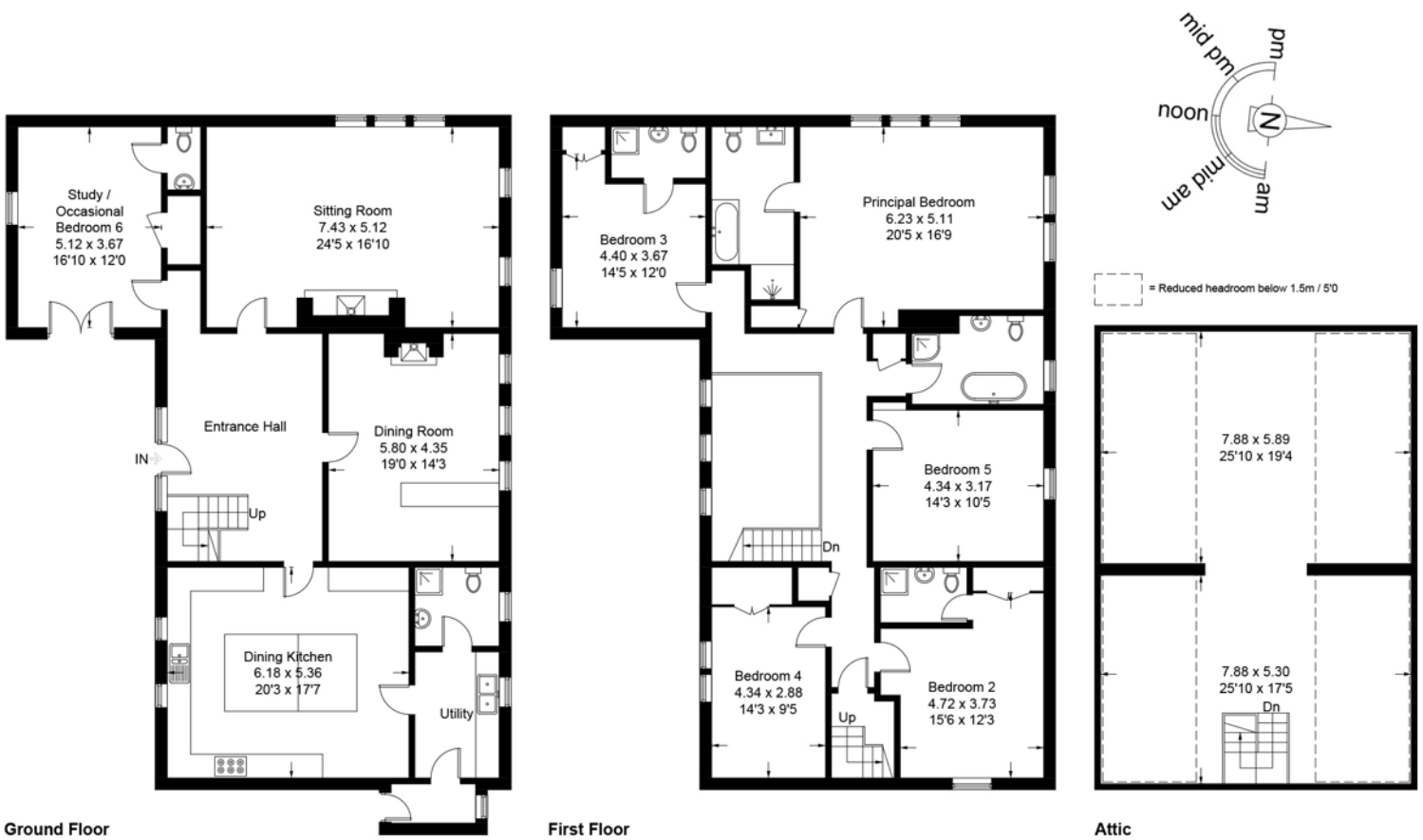
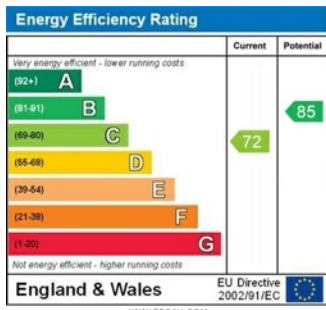


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1085373)



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