

## 2 & 3 MOORGARTH HALL

£625,000

Ingleton, LA6 3DN

**Moorgarth Hall stands well in an elevated position commanding some stunning views towards Ingleborough, Whernside and open countryside, and is situated on the edge of the popular village of Ingleton and just outside the Yorkshire Dales National Park.**

An impressive detached Victorian property with an 1891 date stone, now split into three apartments with Numbers 2 and 3 set across the first and second floor. Refurbished since the current owners' purchase, the versatile, light and bright accommodation offers beautifully presented spaces and splendid architectural features. Both apartments have sitting rooms, kitchens, two double bedrooms and a bathroom with Apartment 2 also having a study/bedroom 3. There is private parking for four cars and a charming garden area to the rear with seating areas.

**Within woking distance of the village, the property is ideal for independent multi generational living or as single storey living accommodation with a separate holiday let above.**





## Welcome to **2 & 3 MOORGARTH HALL**

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Situated on the edge of the village of Ingleton, close to the **Yorkshire Dales** and **Lake District National Parks** and the **Forest of Bowland National Landscape** (formerly known as an AONB) the area is perfect for those who enjoy and embrace the outdoor life - popular for caving and potholing with dramatic waterfalls and caves or whether you like to walk, run, horse ride or cycle, there are many scenic routes on hand with the famous Three Peaks, (Ingleborough, Wharfedale and Pen-y-Ghent) on the doorstep. It is a 10 minute walk from the hugely popular Ingleton Waterfalls Walk and you can see and walk up Ingleborough and onto the Dales from the door.

The village of **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 church, doctor's surgery, Co-op and an Asda Express/petrol station, all within walking distance.

The picturesque villages **Clapham** and **Austwick** are close by. Clapham (4 miles) has a selection of local facilities including a community run Post Office/village store, a church and village hall. The New Inn pub, guest houses and cafés. A nature trail through beautiful woodland leading to Ingleborough Cave, which is open to the public. Austwick (5.9 miles) has a church, post office/village store, primary school, village hall and tennis/bowls sports club. There's a choice of places to eat, The Gamecock Inn, a cracking traditional Dales pub, as well as the well-respected Traddock Country House Hotel. The village also plays host to the annual Cuckoo Street Festival.

There are 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 and Country Harvest (a one stop shop for its deli, gifts, clothes and cafe).

The Cumbrian market town of **Kirkby Lonsdale** (7.5 miles) is the jewel in the Lune Valley's crown and offers a weekly market, independent shops, popular restaurants and pubs, a post office, bank, Boots Chemist and a branch of regional favourite Booths supermarket

The bustling market town of **Settle** (10.2 miles) has a great range of independent shops, pubs and cafe and a weekly market held in the central square.

**Further afield**, Lancaster (17.7 miles) and Skipton (25.2 miles) - both with historic castles, weekly markets, canals and further education establishments.

**Putting education first** - there are primary schools in Ingleton, Bentham and Kirkby Lonsdale with secondary schools in Kirkby Lonsdale and Settle. Independent schools are at Giggleswick and Sedbergh with Sedbergh Preparatory at Casterton.

### **Connectivity**

**By car** - situated just off the A65, 2 & 3 Moorgarth Hall 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, Glasgow and Edinburgh. Clapham station is on the Leeds to Morecambe line and Settle station on the scenic Settle to Carlisle line, which crosses the remote, scenic regions of the Yorkshire Dales and the North Pennines.

**Travel by air** - Manchester Airport (78.1 miles) and Liverpool Airport (83.6 miles) with Leeds Bradford Airport (41.1 miles) being the closest airport for jetting off.



Apartment 2 sitting room



Apartment 2 kitchen



Apartment 2 hall



Apartment 2 bedroom 2

## Victorian splendour

In an elevated position commanding far reaching views of Ingleborough and neighbouring countryside, Moorgarth Hall, dating back to 1891, is an impressive Victorian property. The hall was originally built as a private house and later run as a successful country house hotel. In 2003, consent was granted to divide the hall into three self contained apartments, one on each of the three floors. Apartment 2 is to the first floor, with Apartment 3 across the second floor.

The current owners purchased Apartment 2 in 2013 and in 2015, bought No. 3. They use No. 2 as their living accommodation and for part of the year, No. 3 is used for family and friends with the remainder as a private holiday let, particularly for those undertaking the Yorkshire Three Peaks Challenge. This currently generates between £15k-£17k a year income with the potential to generate over £20k a year if let all year round.

The two apartments are also ideal for **independent multi generational living**.

Since the current owners purchase, the property has undergone a complete refurbishment where original architectural features are enhanced to offer a stunning home with a stylish Victorian flair.

Exquisitely presented and extremely welcoming, all the rooms are very well-proportioned, exceptionally light with high ceilings and large windows and the versatile accommodation has a gross internal measurement of c. 2903 sq ft (269.7 sq m).

Period features include plaster cornices and ceiling roses, picture and dado rails, six panel pine doors, staircase, deep skirting boards, exposed ceiling beams, wide architraves, unique tilt windows and a black and terracotta tiled floor in the entrance vestibule.

Let us walk you round...

### Apartment 2

Steps lead up to the main entrance covered with a striking and ornate reclaimed church canopy. Double doors with stained and leaded glass windows lead into the shared vestibule (shared by Apartments 2 & 3 only with both apartments having their own private entrance) with cloaks cupboard. The entrance can be accessed directly off Rober Top Lane.

A short flight leads up to the lovely large hall. The dual aspect **sitting room** is east and south facing and the morning light floods through the large bay window.

The splendid light and bright **dining kitchen** is fitted with restored and repainted Mark Wilkinson units with new quartz worktops. There is excellent storage with base and wall units including a full length pantry unit, and a central island, under counter dishwasher, double sink unit and space for a stove and an American style fridge/freezer. The large bay has a window seat and provides space for a six-seater dining table.

The **study** has French windows with a glazed top light leading out to a balcony with wrought iron balustrade - the perfect spot for morning coffee.

There are two double bedrooms - **bedroom 1**, with fabulous open views towards Wherside, has a built-in wardrobe and a luxury **en suite shower room** with mahogany vanity unit with wash basin. **Bedroom 2** has a lovely open outlook to the rear.

The three piece **bathroom** has a copper roll top bath, copper circular wash basin set on a stone and pine console, limestone tiled shower cubicle, copper heated towel rail, high flush WC and two screens with delicate fretwork.

### Apartment 3

Access to Apartment 3 is off the lower vestibule shared between the two apartments. The full return staircase with window enjoying westerly views to the Lakeland Fells and also stunning sunsets, leads to a second floor landing.

The landing is open to the apex off which is a **kitchen** fitted with shaker style base and wall and an island unit with granite worktops, electric oven and induction hob integral freezer and under counter dishwasher, refrigerator and washing machine.

With access off the landing and the kitchen, there is a large dual aspect **sitting/dining room** with lovely views towards Ingleborough and open countryside and a wood burning stone set on a flag hearth.

An **inner hall** leads to two bedrooms and a three piece **bathroom**. **Bedroom 1** is a generous room, being part open to the apex and dual aspect has dual aspect with easterly views to Ingleborough and northerly views to Wherside.

**Bedroom 2** is also dual aspect has easterly views of Ingleborough and westerly views to the Lake District Fells and has two skylight windows allowing the light to flood in.

### Outside

To the front of the property, there are four private parking spaces, two designated for each apartment. A small garden area with mature trees also stands to the front.

At the rear, a **private garden** with flag and paved terrace with semi-circular raised deep planted bed, clematis covered arch and space for a bench - it's a lovely space and a real sun trap. Flagged steps lead up to the entrance where there is a terrace under the former church canopy with space for seating from which to enjoy the far reaching views and evening sun.



Apartment 2 study



Apartment 2 bathroom



Apartment 3

## Services and specifications

- Mains electricity and drainage
- Mains metered water
- LPG central heating, with two separate combi-boilers
- Wood burning stoves in both sitting rooms
- Windows: Apartment 2: majority wooden-framed A-Rated argon filled double glazing and some single glazed. Apartment 3: part uPVC double glazing and Velux windows with some single glazed
- Broadband connection is available



## Let us take you there...

Proceed along the A65 towards Ingleton. continue past the Asda Express Garage and the turning for Raber Top Lane - both on the right hand side and the access drive is the last on the right before leaving the village. The drive winds up between the trees on the left and the properties at Gill View on the right. Bear first left in front of the hall, and the four parking spaces are at the end on the left hand side. Take the shared steps to the left of the property; a short flight of steps, private to Nos. 2 & 3 lead around to the rear garden with another short flight to the entrance. There is a pedestrian access from the rear onto Raber Top Lane.

*///what3words reference: dizziness.enlarge.hike will take you to the parking spaces to the front of the property*





## The finer details

### Council Tax

Moorgarth Hall Apartment 2 is currently banded D as is Apartment 3 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](http://www.northyorks.gov.uk)

### Please note

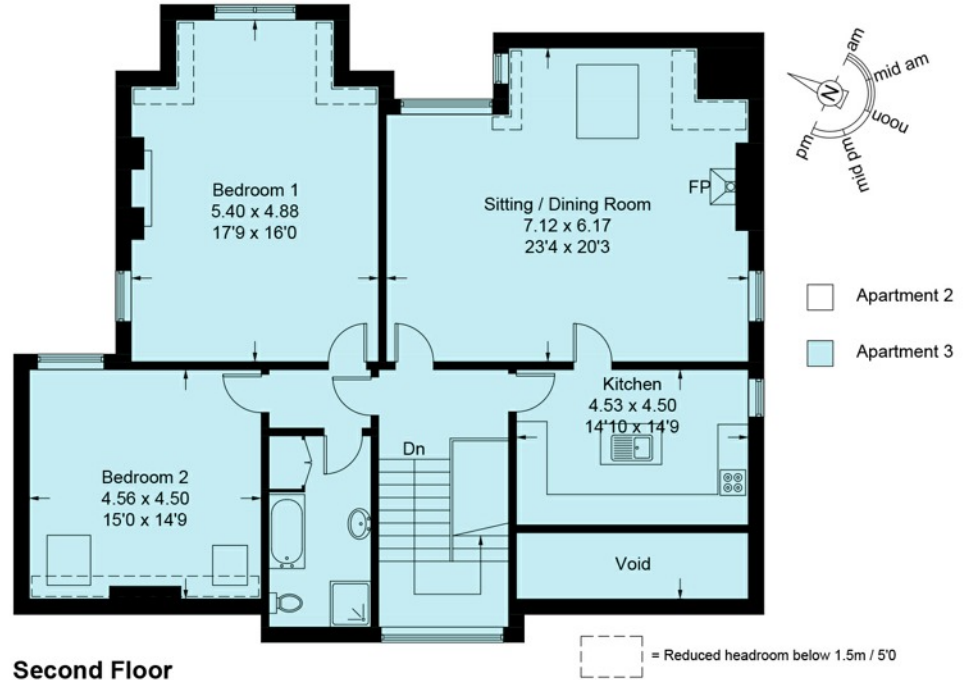
- Fitted carpets, curtains and curtain poles are included in the sale
- Some light fittings, white goods, garden furniture and items of furniture in Apartment 3 are available by separate negotiation
- Specifically excluded in Apartment 2 are two lanterns in the main hallway, two lanterns in the study, the chandelier in the sitting room, the Lancanche range, Smeg double fridge/freezer and all furniture in Apartment 2. In Apartment 3, the chair in bedroom 2 and the low coffee table in the sitting room. All rugs are also excluded in both apartments.
- The owners own 2/3rds of the leasehold. Apartment 2, 999 years from 17 April 2009, Apartment 3, 999 years from 1 September 2008.

### Money Laundering

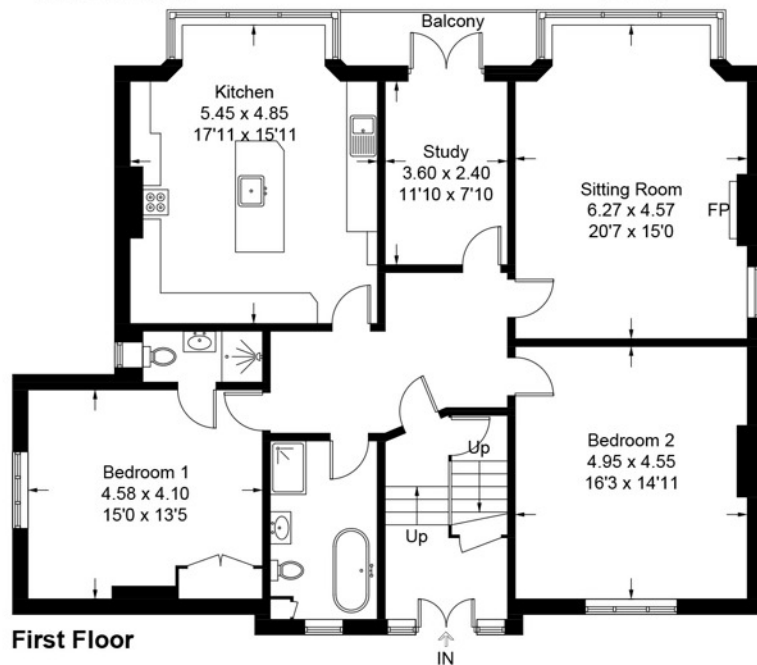
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing 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 = 271.1 sq m / 2918 sq ft (Excluding Eaves)

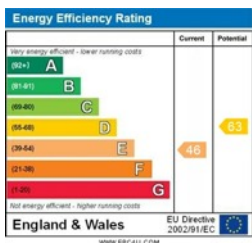


Second Floor

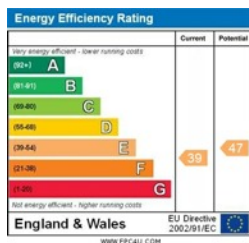


First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1119348)



Apartment 2 EPC



Apartment 3 EPC

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