

## 3 MOORGARTH HALL

£275,000

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, has been split into three apartments with No. 3 set across the second floor. Enjoying splendid views from all the rooms, the accommodation is extremely spacious and well-proportioned with a shared entrance, wonderful sitting/dining room, a fitted kitchen, two double bedrooms and a bathroom. There is private parking for two cars and a small outdoor area to the front with potential to create a garden.

**Within walking distance of the village's facilities, No. 3 is perfect as a bolthole from a busy life where you can enjoy weekends and holidays or as a family home. Apartment 2 to the first floor is available separately and together with No. 3 will be ideal for independent multi-generational living.**







## Welcome to **3 MOORGARTH HALL**

**£275,000**

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In an elevated position commanding far reaching views of Ingleborough and neighbouring countryside, Moorgarth Hall dates back to 1891 and 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 3 is to the second floor with a GIA c. 1415 sq ft (131.5 sq m). Apartment 2, available separately, is across the first floor and together are ideal for independent multi generational living.

The sizable and beautifully-proportioned apartment has wonderful views from every window - it offers loads of space for future owners, and would be a great home for singles, couples or a small family, a really safe lock up and leave for those who work away, or a perfect second holiday home, right on the edge of the Yorkshire Dales

Steps lead up to the main entrance - 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). The entrance can be accessed directly of Raber Top Lane. Access to No. 3 is off the lower vestibule shared between the two apartments. The full return staircase with window enjoys westerly views to the Lakeland Fells and also stunning sunsets and 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 double 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 Whernside. 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.

To the front of the property, are **two private parking spaces**. A small **outside area** (currently housing a large garden shed and wood store), has potential to create a garden area.

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**, 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, Whernside 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.

**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.





## You'll need to know

- Mains electricity and drainage and mains metered water
- LPG central heating with combi boiler (newly installed installed in 2024) with wood burning stove in the sitting room
- Part uPVC double glazing and Velux windows with some single glazed windows
- Broadband connection available through EE
- No. 3 is banded D for council tax purposes
- Local and Planning Authority: North Yorkshire Council W: [www.northyorks.gov.uk](http://www.northyorks.gov.uk)
- Apartment 3 is Leasehold, 999 years from 1 September 2008, and also owns 1/3 of the Freehold for the whole of Moorgarth Hall (each apartment owns 1/3 freehold)
- Apartment 2 is available separately, 999 years from 17 April 2009
- Fitted carpets, curtains and curtain poles are included in the sale. Some items of furniture are available by separate negotiation. The chair in bedroom 2 and the low coffee table in the sitting room are specifically excluded as are all rugs.

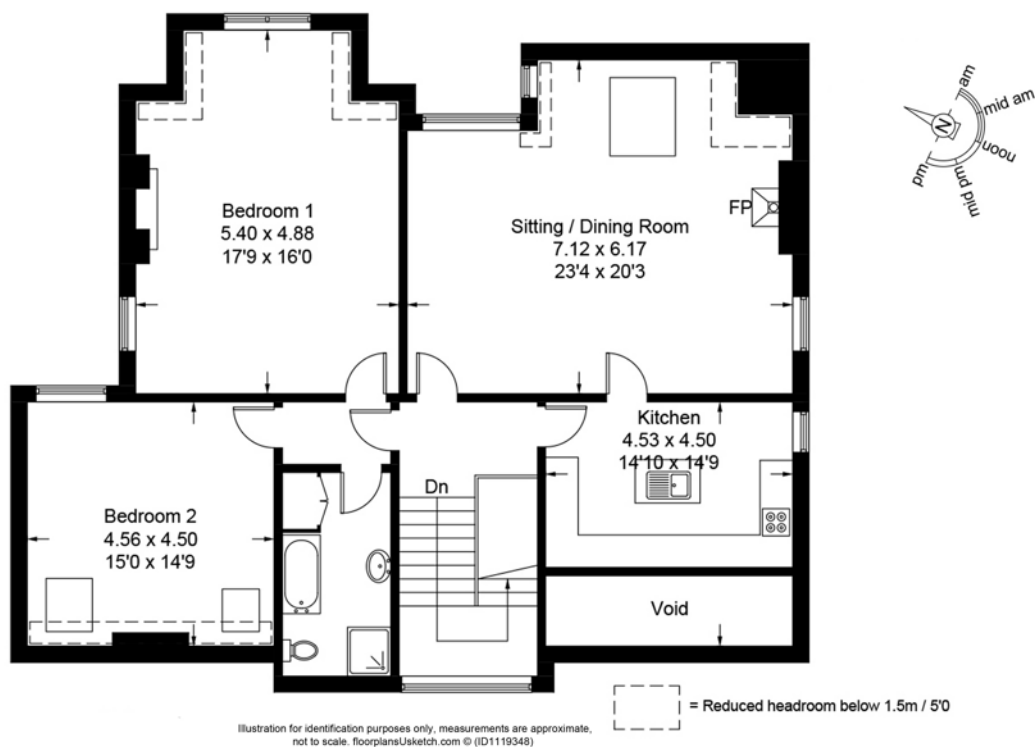
**Let us take you there** - proceed along the A65 towards Ingletton. Continue past the Asda Express Garage and the turning for Raber Top Lane - both on the right hand side and the access drive is the last on the right before leaving the village. The drive winds up between the trees on the left and the 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.*

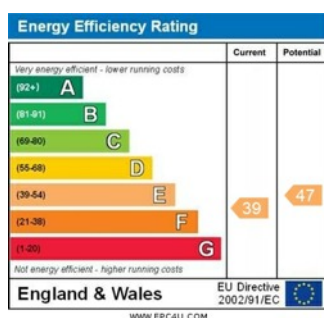


### 3, Moorgarth Hall, Ingleton, LA6 3DN

Approximate Gross Internal Area 131.5 sq m / 1415 sq ft  
(Excluding Eaves)



View from the sitting/dining room



#### IMPORTANT

##### 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.

Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.