



Ingle View
Arkholme | Lancashire | LA6 1AZ

FINE & COUNTRY

INGLE VIEW



If outstanding views from every room in the house are on the wish list for your future purchase then Ingle View needs to be seen to be believed. Views in all directions offer unrivalled aspects up the undulating Lune Valley to the Barbon and Howgill fells, over towards Ingleborough and across to Claughton Moor. Every room offers a different aspect of country life, fields and fells. Adjacent to a working farm this is a property for a lover of country ways, the changing seasons and nature.

Sit in a total of c.2.86 acres, to further your future rural lifestyle there is a field including a small copse of c.2.27 acres, fishing rights for one rod on the River Lune and delightful, south facing sheltered gardens. The house offers light filled and spacious accommodation of porch, hall, sitting room, dining room, dining kitchen, garden room/home office, rear vestibule and cloakroom. To the first floor there are three double bedrooms, one of which has an ensuite shower room, a fourth single bedroom and a house bathroom. Attached is a double garage, to top it all there is generous parking provision, including space for a caravan, camper van or boat.

Whilst immersed in its rural surroundings, Ingle View is situated in the heart of the sought after Lune Valley, between the popular villages of Arkholme and Whittington and remains exceptionally accessible for links to the M6 and main West Coast railway line, as well as shops, schools and local services.

“ With no street lighting we enjoy dark and starlit nights here. With the farm next door there is often activity during the day, but at night a quiet and stillness descends.

We've found Ingle View to be a wonderful family house and perfect for a houseful as the circular flow of rooms really lends itself to a get together. In the warmer weather the sheltered garden is lovely for sitting and eating outside; we love to barbecue and have enjoyed many here. The garden is south facing and completely private, we're just overlooked by the sheep in the field.





Location

One of the English countryside's unspoilt gems, the Lune Valley begins just a few minutes' drive from Lancaster and borders both the Forest of Bowland AONB and the national park of the Yorkshire Dales. With a backdrop of green and gently undulating fells, at the heart of which is the meandering river, the Lune Valley has long been a sought-after place to live; thriving local communities have taken root in picturesque village and hamlets with a great choice of destination country pubs. This is a wonderful place to live if you value life in the countryside but equally rate excellent road and rail accessibility.

Whilst not in a village itself, Ingle View lies between Arkholme and Whittington, being nearest to Arkholme. Arkholme's thriving local community is centered around the village hall which has a busy diary of events throughout the year and hosts numerous local groups and classes, as does Whittington's own village hall. Within Arkholme is a primary school and church.

Ingle View is approached off the B6254 which runs between Kirkby Lonsdale and Carnforth and is almost equidistant between the two; each town has much to offer in terms of services. Kirkby Lonsdale is nearest (5.2 miles distant) and has a busy main street of independent retailers, bars, cafes and restaurants as well as all the usual amenities; doctors, dentists, opticians, hairdressers and barbers, a Post Office and branch of Booths supermarket. There is also an excellent Thursday market offering fresh local produce. Carnforth (6.6 miles away) offers not only Booths, but also Tesco, Aldi and the Co-op and benefits from a station on the Bentham and Furness line with connections to Lancaster, Manchester airport and Leeds. Indeed, connectivity is a major selling point of Ingle View. Whether you need to travel for business or just love to get out and about for pleasure, transport links are to hand with convenient access onto the M6 at either J35 or J36 (6.2 miles and 10.6 miles respectively) depending on the direction of your travel and train stations on the main West Coast line at both Lancaster (11 miles away) and Oxenholme (Kendal) (15 miles distant). If you are jetting off, then there is also a choice of three airports; Leeds Bradford is closest (55 miles) but you may prefer Manchester (73.2 miles) or Liverpool (78.8 miles).

If the bright lights beckon, then the historic city of Lancaster has much to offer all generations with established cultural and music scenes, bars and restaurants offering cuisines from around the world, an excellent range of high street and independent shops, professional services, historic buildings (including a fabulous medieval castle) and both NHS and private hospitals.

In summary, deeply immersed in the working countryside, Ingle View offers a well connected and accessible country life.

“ We've loved the country lifestyle that Ingle View has brought us. The views are an absolute joy, we never tire of them as they change every day. We've always had dogs and so the path along the side of the Lune has been great for a daily walk. In summer we go down, picnic on the banks and swim in Lune.

Whilst it's a rural location, we've never felt at all isolated and have really appreciated the accessibility of the location – it's easy to reach the motorway and get into Kirkby Lonsdale for shops, schools or for a meal out.









Step inside

When approaching Ingle View for the first time we would urge you to pause for a moment or two after crossing the first cattlegrid. The fields open up and the panoramic view reveals itself. This must surely be the ultimate feel good factor; the landscape hasn't changed in centuries and is as unique as it is irreplaceable. The 360 degree surrounding views from the house are just as remarkable taking in the rolling fields, the Howgills, Barbon Fells, Ingleborough and Claughton Moor. Every room and every part of the garden offer a slightly different perspective, the views changing on a daily, if not hourly basis as the seasons, weather and light changes. It provides a great connection, appreciation and respect of nature, embracing the livestock in the adjoining fields, the variety of passing wildlife, the species of wild flowers and charm of natural hedgerows. This is life in the working countryside, a visual treat set against a reassuring rural soundtrack playing in the background, with everything from bleating lambs in spring, to the gentle hum of the milking machine at the neighbouring farm and the passing River Lune.

Built in the 1970s as an additional family dwelling for the adjacent farm, Ingle View is a light filled detached house with glorious and uplifting 360-degree views of the surrounding fields and fells; this is a house where the views of outside profoundly affect the interior. A porch provides shelter and leads into the hall with a huge picture window facing the Barbon and Howgills Fells. The layout has great flow with one room opening to the next, all around the central hall. The staircase has been given a facelift with an oak and chrome modern balustrade and has a practical shelved store cupboard beneath. The sitting room enjoys views in two directions including a wide bay to the side garden and commanding views up the valley. A stone arch frames the wood burning stove and when the curtains are drawn on a winter's night, it might just steal your gaze from the view. A large square opening connects to the dining room where sliding doors open to the garden terrace. Facing south, the outlook is over the garden to the lambs and sheep in the adjacent field and then in the distance to Claughton Moor and the distant wind turbines. The dining room is perfect for Sunday lunch, high days and special occasions, whereas the dining kitchen is suited to daily family meals and informal suppers with friends. The kitchen offers a wonderful dual aspect with views up the Lune Valley including the Barbon and Howgill fells and out over the farm to winter glimpses of where the River Lune meets the River Greta, with Ingleborough rising behind. With an Amtico floor, traditional cream panel fronted cabinets have solid oak worktops; appliances wise there is an AEG electric oven and microwave, Zanussi fridge freezer and Bosch microwave. Off the kitchen is a practical rear vestibule with fitted storage and a pot sink as well as a downstairs loo. Completing the ground floor picture, the garden room is very versatile with sliding doors to the flagged garden terrace as well as fitted store cupboards. Looking out to the garden and fields, it would make a super home office, gym or hobbies room. The double garage is linked to the house by way of a porch. Inside is room for a workbench and utility area with plumbing for a washing machine. Behind the garage is a shed for log storage.

Rising to the first floor and there is a lovely view over the farm to Ingleborough. It has a traditional airing cupboard for your towels and bed linens too.

The main bedroom has a glorious view; imagine lying in bed and looking up the Lune Valley flanked by the Barbon and Howgill Fells. This room has an ensuite shower room. The second double bedroom looks out over the farm to the intersection of the rivers Lune and Greta with mighty Ingleborough in the distance. The remaining two bedrooms (a double and a single) look out towards Claughton Moor and the silently rotating wind turbines away in the far distance. From the house bathroom you have a similar view - it has a double ended spa bath to bring a touch of luxury to your every day.

In short, Ingle View is blessed with fabulous all-round views and natural light, it's a well presented and comfortable family home, offering nicely proportioned rooms and a sociable ground floor layout.













Step outside

Gardens are mainly to the south and east; arriving at the house there is an open plan lawn area with a variety of trees – silver birch, beech, oak and willow. Along the southern edge, a hawthorn hedge marks the boundary. A gate opens to the main garden, south facing and looking out over the farmer's field (perfect for watching the spring lambs), it is sheltered and an absolute sun trap. A flagged seating terrace nestles in the crook of the house and borders the level lawn. Viewed from here the sunsets are wonderful, the terrace is certainly perfectly positioned for a couple of arrangements of garden furniture – both dining and relaxed seating, ideal for a leisurely barbecue that spills over into evening sundowners basking in the last of the sun's rays.

A necessity with any family property, there is generous private parking, with space to the east of the house and additional driveway provision in front of the garage for four cars, double parked. To the side of this there is an additional space which would accommodate a camper, caravan, horse trailer or boat.



Offering you an all-round country lifestyle is the adjoining field, measuring c.2.27 acres it is well fenced and has a water trough fed from the house's supply. A corner has been fenced off and a small copse of trees planted to include oak, silver birch, beech, mountain ash and lime. The land is ideal if you have always dreamed of keeping horses or ponies, a few rare breeds or even chickens for your own supply of fresh eggs.

There are also fishing rights included within the sale comprising one rod on the River Lune (where the Lune meets with the River Greta) where it's possible to catch seatrout and salmon. This comes with a right of way across neighbouring farmland to take you direct from house to bank. Conveniently this in turn links up with the Lune Valley Ramble so provides an exceptionally handy short cut for access to a wonderful local public footpath.

In total, c.2.86 acres.

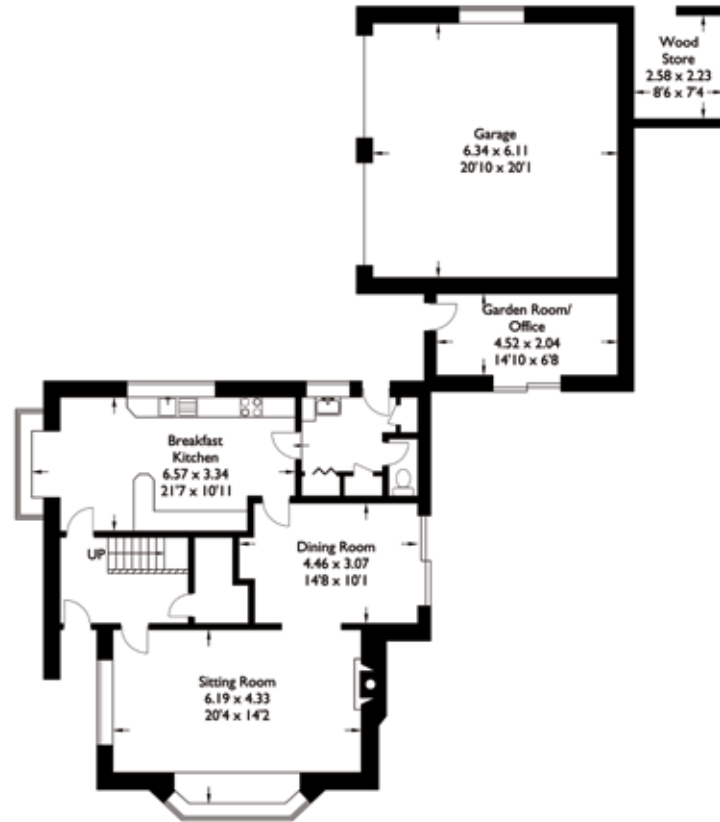






Ingle View

Approximate Gross Internal Area : 149.99 sq m / 1614.47 sq ft
 Studio/Office/Wood Store : 14.95 sq m / 160.92 sq ft
 Garage : 38.73 sq m / 416.88 sq ft
 Total : 203.67 sq m / 2192.28 sq ft



Ground Floor



First Floor

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 21.03.2024



FURTHER INFORMATION

On the road

Lancaster	11 miles
Kendal	18 miles
Manchester	65.9 miles
Leeds Bradford airport	55 miles
Manchester airport	73.2 miles
Liverpool airport	78.8 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Internet Speed

Broadband

Full fibre gigabit broadband provided by B4RN (Broadband for the Rural North) www.B4RN.org.uk. All B4RN customers receive gigabit (1,000Mbps) speed.

Mobile

Indoor: EE, Three, O2 and Vodaphone for both Voice and Data
Outdoor: EE, Three, O2 and Vodaphone for Voice, Data and Enhanced Data

Broadband and mobile information provided by Ofcom.

Rail Journeys



Based on approximate direct train journey times from Lancaster station. Train service durations vary, please check nationalrail.co.uk for further details.

Local Authority

Lancaster City Council

Services

Mains electricity and water.
Private drainage to a septic tank.

Oil fired central heating from a Eurocal boiler in the garden room.

There are 15 solar panels.

Please note

The drive is private (owned either by Ingle View or the adjoining farms) with shared maintenance according to user.

Directions

what3words structure.soothing.closes

Use Sat Nav LA6 1AZ with reference to the directions below:

Travelling north from Carnforth towards Kirkby Lonsdale on the B6254 drive straight through the village of Arkholme and over the railway bridge towards the end of the village, proceed round the bend and take the first drive on the right, bearing left as the drive forks. Continue down the drive and Ingle View is the first house on the right.

Local leisure activities

Historic houses to visit locally – Leighton Hall, Levens Hall, Sizergh Castle and Holker Hall

There is a wealth of outdoor pursuits and places to visit in the Lake District

In Lancaster there are theatres, cinemas, an arts centre, museums and historic buildings

Brewery Arts, Kendal

RSPB Leighton Moss and the Nature Reserves at Warton Crag and Gait Barrows

Golf clubs – Casterton, Kirkby Lonsdale, Giggleswick, Silverdale, Lancaster, Morecambe and there are two in Kendal

Diving and open water swimming – Capernwray Diving Centre

Gyms and health clubs – gym at Whoop Hall, Kirkby Lonsdale, pool and gym at Pure Leisure, Borwick, 3-1-5 Health Club at Lancaster and leisure centres in both Kendal and Lancaster

Local eateries

The Lune Valley is popular with food lovers, here are a few local favourites

The Royal Hotel, The Sun Inn, Avanti, No.9 and Botanica amongst many others in Kirkby Lonsdale

The Highwayman, Burrow

The Lunesdale Arms, Tunstall

The Fenwick Arms, Claughton

The Redwell Country Inn, Arkholme

The Plough, Lupton

The Sun Hotel, The Quarterhouse, Quite Simply French and Now or Never by Journey Social all in Lancaster

Great walks nearby

Right from the door, the owners recommend you explore the Lune Valley Ramble; in total this is a 16.5 miles long path that traces the course of the River Lune's lower reaches through some of the North West's finest lowland countryside. Bounded by high moors, limestone hills and shadowed by the distant peaks of Ingleborough, Whernside and Leck Fell, the route offers excellent, easy walking and is signposted and waymarked throughout.

On a wider level you have access to some excellent walking country all within easy reach for a day trip - the national parks of the Lake District and Yorkshire Dales. The AONBs of Arnsdale and Silverdale and the Forest of Bowland. The promenades at Morecambe and Grange over Sands are also exceptionally popular and well worth visiting.

Schools

Primary

Arkholme CoE Primary School

St Mary's CoE Primary School, Kirkby Lonsdale

Carnforth Community Primary School, Our Lady of Lourdes

Catholic Primary School and Carnforth Christ Church CoE

Voluntary Aided Primary School, all in Carnforth

Secondary

Queen Elizabeth School and QESTudio, Kirkby Lonsdale

Lancaster Grammar Schools

Carnforth High School

Dallam School, Milnthorpe

The Queen Katherine School and Kirkbie Kendal School, both in Kendal

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as described.

Guide price £625,000

Council tax band - E

Tenure - Freehold



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country
Tel: +44 (0)1524 380560
sales@fineandcountry-lakes.co.uk
19, Castle Hill, Lancaster, Lancashire, LA1 1YN

