



Twisleton Hall
Ingletton | Carnforth | Lancashire | LA6 3JH

TWISLETON HALL



Nestled at the foot of majestic Whernside, one of Yorkshire's mighty Three Peaks, enjoying some fabulous open countryside vistas and within the Yorkshire Dales National Park, Twisleton Hall is a beautifully presented and charismatic period house with spacious, well laid out accommodation over two floors which offers opportunities for a multi-faceted rural lifestyle. There are several options for those wishing to work from home and with an utterly charming barn conversion forming secondary accommodation. There is space to house a family member, enjoy the luxury of a self-contained guest suite or derive a second income through holiday letting. The sale of Twisleton Hall also includes land and stables so for buyers with a penchant for ponies or a hankering for rare breeds, it is a rare opportunity.

With plenty of original character features, the main house was extensively renovated and upgraded in 2018 and now offers a turn-key solution. The front door opens to a wide and impressive staircase hall, there is also a practical second entrance and side hall, a large and gracious sitting room, sociable and very well equipped dining kitchen, a separate dining room (or possibly office), utility and shower rooms. On the first floor, the principal bedroom has an ensuite shower room and there are four further double bedrooms and a roomy house bathroom, one of the bedrooms having a connecting door to the bathroom to add flexibility.

To the rear is an enclosed garden and to the front a further garden which opens to a courtyard around which is a barn, converted in 2024 to create a delightful cottage, Skylight Retreat offering bijou living space with a dining kitchen, shower room and a bed/sitting room. Extending around the courtyard are four attractive stables. There's plentiful parking and a field with natural rocky scar, part of the lower slopes of Whernside no less!

In all, this rare opportunity offers a great country lifestyle and amounts in total to approximately 3 acres.

“ My first viewing of the house was on a rainy, grey February day. It was very dilapidated and needed complete renovation, but I immediately saw the potential and knew I could transform it into a wonderful family home. I've been absolutely blown away by the setting; the multiple options for walks from the door is breath taking, mostly isolated countryside. The Yorkshire skies, the views, the sheer beauty of what is on my doorstep never fails to bring immense joy.





Location

Immersed in the Yorkshire Dales countryside it may be, isolated it is not. There are six properties within this picturesque hamlet, each one unique and collectively forming a great little community with a mix of first and second homes.

Whilst embracing the rural position, hop in the car and there is a good choice of places to eat out, local shops and amenities to be found in Ingleton, backed up by a wider choice in the nearby towns of both Kirkby Lonsdale and Settle.

The quaint and popular village of Ingleton is popular with residents and also as a holiday destination, especially for those keen on outdoor pursuits. On a day-to-day basis, Ingleton has a strong and active community and will fulfill most requirements with a choice of food stores (Asda Express and Co-op), an exceptionally popular award-winning artisan bakery and a well-established food hall and deli. There is a choice of take-aways, cafes, restaurants and pubs, a pharmacy and selection of gift shops. The village has a number of churches and if you are moving with children then there are also infants and primary schools.

At Twisleton Hall you can decompress with the peace and stillness of a country lifestyle, but still access excellent road and rail links to maintain business and social connections. By road, join the M6 motorway at either J34 if heading south or J36 if going north – both under 17 miles distant. The A65 is under two miles away which provides the main route into the rest of Yorkshire and the east of the county. Travelling by train is also convenient, there are stations at Ribbleshead and Giggleswick offering routes to Carlisle to the north or to Leeds via Skipton. Oxenholme Station is under 20 miles away by car and offers direct trains into Euston, London and to Manchester airport, via Lancaster. All ideal for a shopping, theatre trips or travelling abroad.

Keen on exploring the great outdoors? This is a fabulous location for getting out and about, whether on foot, cycle or horseback. The opportunities for exploration are seemingly endless when one considers not only the surrounding Dales, but the proximity of the Lake District National Park (in just under 30 miles you can be standing on the shores of Lake Windermere), the AONBs of the Forest of Bowland and combined coastal Arnside and Silverdale as well as the green and gently undulating Lune Valley.

“ *The peace and quiet is idyllic. There is no traffic noise and being surrounded by farming life provides a greater awareness and appreciation of the changing seasons and countryside lifestyle. The house is within an official Dark Skies designation and the night skies are mesmerizing*





Step inside

Presented with an artful blend of style, quality and comfort, whilst Twisleton Hall champions architectural features of the past, it firmly belongs in the here and now as an inspiring house for modern country living.

The main house is ready to move into, the subject of a thorough renovation in 2018 where the work retained as much character as possible (behold the tiled floors, panel doors, fireplaces, elegant staircase and exposed stone work amongst other details) and introduced complementary features to further enhance the property (wall paneling, wood burning stoves, shutters, tasteful flooring choices as well as a timeless palette of harmonising colours). The well considered program of works also tackled the main structure (including replacement windows and external doors, re-slating the roof, chimney stacks overhaul) and services (internally this included new electrics, pipework, radiators and central heating, and externally, a new borehole for the private water supply, large rainwater harvesting tanks and an up-to-date septic tank).

Fixtures and fittings were also replaced. A luxury handcrafted kitchen was installed by local company Lund & Law, built of solid wood and painted in Farrow & Ball's Inchyra Blue with oak worktops, a larder cupboard and matching island unit. The island extends into a breakfast bar for informal dining leaving room for a dining table next to the French windows leading out to the garden. This is most definitely a room made for both family life and entertaining friends; it includes one of the three wood burning stoves within the house. Supporting the kitchen and approached from a side hall is a practical utility area which encompasses storage space for coats and boots, laundry machines, the boiler and water tank (themselves within a large cupboard, ideal for drying off outdoor gear) and a shower room. The house bathroom has a period aesthetic including a free-standing bath with claw and ball feet and a most attractive wash basin on a stand. The ensuite and ground floor shower rooms both channel a more contemporary look – throughout the house the blend of old and new styles works well as the choice of colour, materials and textures unifies the whole with great success.

On top of everything, it's a flexible house, adaptable as families grow and life changes; you can enjoy the five bedrooms, three bath/shower rooms and two reception rooms or be more creative with your use. On both floors are rooms with external doors so that if you were looking to work from home and required client access separate from family living space there are a couple of options. Both rooms would also make great amenity spaces – gyms, studios, music or media rooms.

“ A priority for me was the renovation of the kitchen, it really is the heart of the home. This, together with the sitting room, creates a beautiful house for welcoming family and friends.

















Step outside

Converted from a former barn in 2024, Skylight Retreat is self-contained and perfect for various users; as a guest suite, for dependent family members or as a commercial holiday let as it currently operates. A thoughtful micro-barn conversion, with a dining kitchen on the ground floor as well as a shower room and approached via a spiral set of stairs, a combined bed/sitting room (there's also an external set of stone steps to the first floor). Absolutely charming it has a ceiling rising to the apex of the roof, a dinky wood burning stove and a panoramic far-reaching view.

The traditionally designed stables were constructed in the 1990s; block built, stone faced and set under a slated roof with internal power and light. If not required for horses, ponies or stock, they offer space for hobbies, storage or could be upgraded to workspace (subject to any necessary consents).

The west facing front garden has a courtyard feel being enclosed by the house, barn and stables on three sides and a wall on the fourth, gated from the lane it includes parking and a flagged seating area which enjoys the afternoon sunshine. The main garden is at the back of the house which faces east and attracts the morning and mid-day sun, ideal for breakfast and lunch to be enjoyed outdoors. This garden is entirely enclosed so safe for younger children.

There's a third seating opportunity, the present owner has a bench strategically placed in the field - it's a lovely place to sit and enjoy the views with a cup of tea or your favourite tippie as the sun goes down. Take the barbecue up or enjoy a camping party with a 'miles from anywhere' feel but the reassurance of being only a stone's throw from the comfort of home! Forming part of Whernside, the field offers great amenity value and includes a striking natural rocky scar feature (an SSSI).

Behind the barn and stables is a small orchard with apple, pear and damson trees and it's here the oil tank is tucked away, out of sight. There are pedestrian gates from both the front and back gardens onto the Ingleton Waterfalls Trail, a personal shortcut for when you want immediate access to the fells.

To the front roadside of the property there is extensive private parking and an additional paddock area.

Ever practical, there is a comprehensive provision of outside lights and cold-water taps. There is also electricity laid on to the field.

“ May and September are particularly lovely months here; the newborn lambs in spring and the gentle warmth and start of autumnal colours at the end of the Summer.







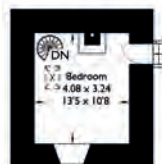
Twisleton Hall

Approximate Gross Internal Area : 212.91 sq m / 2291.74 sq ft

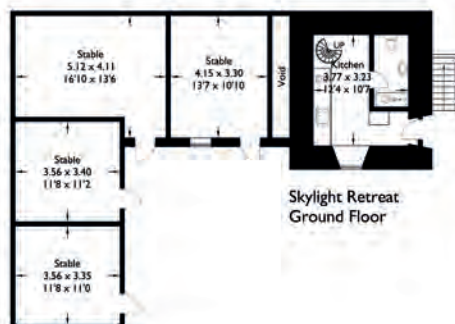
Skylight Retreat : 24.34 sq m / 261.99 sq ft

Stables : 58.17 sq m / 626.13 sq ft

Total : 295.42 sq m / 3179.87 sq ft



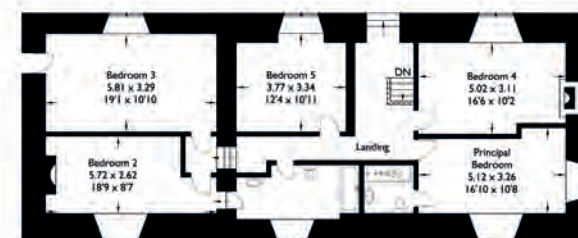
Skylight Retreat
First Floor



Skylight Retreat
Ground Floor



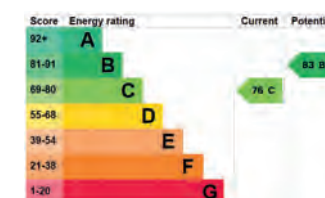
Ground Floor



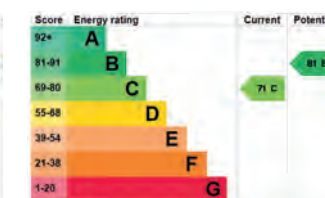
First Floor

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.

Main House



Skylight Retreat



FURTHER INFORMATION

On the road

Ingleton	1.5 miles
Kirkby Lonsdale	11.4 miles
Settle	12.4 miles
Lancaster	19.4 miles
Kendal	21.1 miles
Skipton	27.3 miles

Transport links

M6 J36	13.7 miles
M6 J34	16.9 miles
Ribblehead railway station	5.4 miles
Giggleswick railway station	11.9 miles
Oxenholme railway station	18.1 miles
Leeds Bradford airport	46.2 miles
Manchester airport	79.8 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.

Rail Journeys



Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.

Additionally, there are stations at Ribbleshead and Giggleswick providing services to Leeds.

Directions

[what3words eclipses.conspired.confetti](http://what3words.com/eclipses.conspired.confetti)

Use Sat Nav LA6 3JH with reference to the directions below: Approaching Ingleton from the west along the A65, turn left opposite Country Harvest and proceed on New Road as it then becomes Holme Head Farm Road. Drive under the viaduct, passing the entrance to the Ingleton Waterfalls Trail and cross over the River Doe, turning immediately left onto Oddie's Lane. Continue for just under a mile, there is a gate on the left bearing the name Twistleton Scar End. Turn in here (closing all gates behind you) and continue up to the six properties. Twistleton Hall is one of three on the right, it stands at the back of the grouping, furthest most east.

Included in the sale

Twistleton Hall - Fitted carpets, blinds, most light fittings and domestic appliances as follows: Samsung Chef Collection induction hob, Bosch combination oven and grill (with Wi-Fi remote control), Miele combination microwave and steam oven (offers sous vide and bread proofing settings), a Fisher & Paykel fridge freezer, Miele dishwasher, Perrin & Rowe instant hot water tap, AEG washing machine and Beko condenser dryer. Available by further negotiation are the lights in the main bedroom, hallway and landing, curtain and curtain poles, as well as the log benches in the field and outside furniture. Some items of furniture are available to purchase, please ask the Agents about any pieces that are of interest. Garden planters are specifically excluded.

Skylight Retreat – all contents available by further negotiation.

Internet Speed

Broadband

Ultrafast speeds potentially available from B4RN of 1000 Mbps download and for uploading 1000 Mbps.

B4RN (Broadband for the Rural North) www.B4RN.org.uk. All B4RN customers receive gigabit (1,000Mbps) speed. There are four TP-Links to boost signal within the properties. Most rooms are served by a wired ethernet modem port for linking TVs and computers directly.

Mobile

Indoor: EE, Three, O2 and Vodafone are reported as providing 'limited' services for both Voice and Data.

Outdoor: EE, Three, O2 and Vodafone are reported as providing 'likely' services for both Voice and Data.

Broadband and mobile information provided by Ofcom.

Services

Twistleton Hall - Mains electricity. Zoned oil fired central heating from a Worcester boiler in the utility room, this is laid underfloor in the kitchen and sitting room. Electric underfloor heating in the utility room, office, bathroom and ensuite.

Water from a private borehole located in the field. There are two rainwater harvesting tanks (7,500 litres each) under the cobbled courtyard.

Drainage to a private septic tank.
External CCTV with remote access via Google NEST.
Security alarm with remote access via an App.

Skylight Retreat – Mains electricity, electric underfloor to the ground floor controllable remotely via an App. Water and drainage shared with main house.

Places to visit

White Scar Cave, Ingleton – the longest show cave in England
Between them, there are theatres, cinemas and arts centres in Settle, Lancaster and Kendal
Historic houses open to the public – Leighton Hall, Levens Hall, Sizergh Castle (National Trust) and Holker Hall

Sport and recreation

BMX Pump Track, Ingleton
TNT Fitness Centre, Cowan Bridge
There is a wealth of outdoor pursuits available locally whether you go it alone or join a club – walking and running, cycling, climbing, pot
holing as well as clubs for football, rugby, cricket, tennis and bowls.
Swimming at the outdoor pool in Ingleton during the warmer months and throughout the year at Settle Area Swimming Pool, the Lune
Valley Swimming Pool in Hornby, and leisure centres at Kendal and Lancaster.
Greenhall Riding Centre, Tatham – livery and school
Golf clubs – Bentham, Casterton, Kirkby Lonsdale, Giggleswick, Lancaster and two in Kendal

Places to eat

In Ingleton itself, try The Masons, La Tavernetta, Seasons Bakery (a fabulous artisan bakery) and Country Harvest (which also has a great
farm shop and deli) amongst many others
Rind at Courtyard Dairy (a nationally renowned artisan cheese shop), The Game Cock and The Traddock, all in Austwick
The Royal Hotel, The Sun Inn and Plato’s amongst many in Kirkby Lonsdale.
The Highwayman, Burrow

Great walks nearby

Where do we start? The inspirational Yorkshire Dales National Park offers excellent walking opportunities for all ages and abilities with
undulating fells, valleys and picturesque villages to explore. If you fancy a challenge then there are Yorkshire’s famous Three Peaks to
conquer (Ingleborough, Whernside and Pen-y-ghent), all straight from the door, indeed Twistleton Hall nestles at the foot of Whernside,
the summit of which is the highest point in Yorkshire.
Ingleton Waterfalls Trail is a well-known circular route of five miles beginning and ending in the village and passing Twistleton Hall to the
north. The trail leads through wonderful woodland and passes some of the most spectacular waterfall scenery (seven in total).
On top of this, the Lake District National Park and the Forest of Bowland AONB are easily accessible for day trips and provide countless
opportunities for rambles, walks and hikes. If you fancy a spot of sea air, then there is the Arnside and Silverdale AONB and the fabulous
promenades at Morecambe and Grange over Sands to enjoy.

Schools

Primary
Ingleton Primary School
St Mary’s CoE Primary School, Kirkby Lonsdale
Sedbergh Preparatory School (in Casterton) and Giggleswick Prep
School
(both independent)

Secondary
Queen Elizabeth School and QESstudio, Kirkby Lonsdale
Settle College
Lancaster Royal Grammar School and Lancaster Girls’ Grammar
School
Sedbergh School and Giggleswick School (both independent)

Further Education
Kendal College
Lancaster University
University of Cumbria (campuses in Lancaster, Ambleside and
Carlisle)

Guide price £950,000

North Yorkshire Council
Council Tax band D

Tenure - Freehold

Please note

From the bottom gate, the road across the field is local authority
adopted and maintained.
The scar feature within the field is an SSSI.
Part of the field is informally occupied for grazing, rent free, by a farmer.
Skylight Retreat has planning permission as an ‘annexe’ and may be
occupied full time by residents. Any commercial letting may not be
for periods of longer than four weeks. Holiday lettings commenced at
Skylight Retreat in May 2024. Income figures may be made available
from the lettings company after interested parties have viewed.
A public footpath (part of the Ingleton Waterfalls Trail) runs between
the house and field.



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 over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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We value the little things that make a home

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