davis & bowring
estate agents

8 OLD LAUNDRY MEWS

£335,000

Ingleton, LA6 3GH

Situated in the heart of this popular village, a three storey terrace townhouse in a mews development with beautifully stylish, contemporary interiors.

Upgraded since the current owners' purchase, with welcoming and sociable spaces, the accommodation offers a covered entrance into hall with cloakroom, large store cupboard and access into the integral garage with utility area, a wonderful living/dining kitchen with doors out to the courtyard garden, sitting room with Juliette balcony, four bedrooms, one with en suite shower room and a house bathroom. Private parking to the front, shared visitor parking and low maintenance flagged garden to the rear.

A winning location - close to the Yorkshire Dales National Park and within walking distance to everything the village has to offer.





Welcome to **8 OLD LAUNDRY MEWS** **£335,000**

Ingleton, LA6 3GH

Here's our TOP 10 reasons to love 8 Old Laundry Mews:

1. **A mews development** of 17 houses and apartments, built in 2011 by Russell Armer Homes in the heart of the village. No. 8 is a mid terrace townhouse.
2. **Spacious and versatile accommodation** set over three floors with a gross internal area of c. 1485 sq ft (138 sq m) to include the garage. The property is also very energy efficient with a C rating.
3. **Immensely stylish and beautifully presented** - the property has been updated since the current owners' purchase to create a welcoming, contemporary home - just bring your furniture and start living.
4. **Come on in** - a covered entrance leads into the entrance hall with a short flight of stairs up to the living/dining kitchen. A wonderful, sociable space with glazed doors out to the courtyard, perfect for the summer months and for the colder days, a wood burning stove set on a slate hearth. The attractive kitchen is fitted with base units with granite worktops, glazed dresser cupboard, pot sink and integral appliances comprising fridge/freezer, dishwasher, oven and gas hob. To the first floor, is the sitting room with glazed doors and a wrought iron Juliett balcony, entwined with wisteria to add a splash of colour in the spring.
5. **Sweet dreams** - set over two floors, there are fours bedrooms, two doubles and two singles. To the first floor and both to the rear elevation, with the woodland backrop, bedroom 2 and bedroom 3. Bedroom 3 could also be used as a study/home office. To the second floor, the en suite principal bedroom and bedroom 4 are situated to the front.
6. **Bath/shower rooms** - to the first floor is the three piece house bathroom with an en suite shower room off the principal bedroom to the second floor. To the ground floor, there is a two piece cloakroom.
7. **Excellent storage** - off the hall is a large understairs cupboard with automatic lighting. To the second, there is a store cupboard off the landing. Two loft hatches provide access to two lofts, one of which is boarded.
8. **Outside space** - to the rear is a flagged courtyard garden with a woodland backdrop. A pedestrian gate leads onto Red Ash Lane, a footpath into the centre of the village.
9. **Garage and parking** with an integral single garage having up and over door, power, light, and access to the hall. There's also a useful **utility area** with base and wall units, sink unit and space for a washing machine. Two parking spaces to the front of the property with EV charging point, and there is shared visitor parking available.
10. **Close to the Yorkshire Dales National Park** and surrounded by stunning landscapes; please see page 5 for more information about the area.

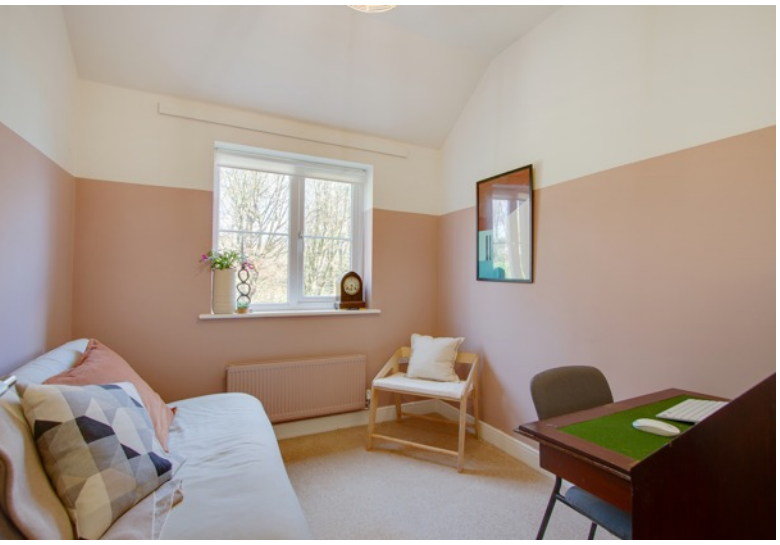
















Popular village

Situated just outside the Yorkshire Dales National Park, on the A65, the village of Ingleton offers a good range of facilities including shops, eateries (our favourite is Seasons Bakery) and pubs, an open air swimming pool (May to September), a primary school, churches, doctor's surgery, children's nursery, community centre, Co-op and an Asda Express/petrol station. There is also the Ingleton Viaduct, a brick and sandstone viaduct dating back to 1858-60 over the River Greta.

Burton-in-Lonsdale (3.1 miles) has a local community owned pub (The Punchbowl) and shop/post office, All Saints Church and a village hall, sports pavilion and field.

The Lune Valley market town of **Kirkby Lonsdale** is 6.9 miles distant - here you'll find a great selection of local amenities; churches, the Post Office, Booths supermarket, Boots Chemist, doctor's and dentists' surgeries, independent retailers and lovely places to eat and drink.

Thornton-in-Lonsdale (1.4 miles), is a small village with an active community, St Oswald's Church and the Marton Arms Country Inn.

There's a number of **excellent independent retailers** in the area including The Courtyard Dairy (a multi-award-winning speciality cheesemonger and Rind Pizzeria), Growing with Grace (an organic farm shop), family run Seasons Bakery (try their award winning sourdough!) and Country Harvest (a one stop shop for its deli, gifts, clothes and café).

A more comprehensive range of educational, Commercial, and recreational facilities may be found at the historic market towns of Settle (10.4 miles) and Skipton (25.3 miles), the Georgian city of Lancaster (17.4 miles) and the Cumbrian market town Kendal (19.5 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 Sedbergh Preparatory School in Casterton).

For those keen on outdoor life, 8 Old Laundry Mews is convenient for both the nearby National Parks of The Yorkshire Dales and The Lake District, as well as the Forest of Bowland National Landscape and the Lune Valley - round here you'll find avid walkers and cyclists, the routes and the views are so good! The Three Peaks (Ingleborough, Whernside and Pen-y-ghent), 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.

Connectivity

Getting about by car, access to the M6 is at J34 (15.8 miles) and it's very handy for the A65 too.

Let the train take the strain - there are stations on the West Coast main line at Lancaster (17.5 miles) and Oxenholme (17.6 miles) with direct trains to London Euston, Manchester (and airport), Birmingham 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 (3.4 miles) on the Leeds to Morecambe Line, via Skipton and at Settle, a station on the scenic Settle to Carlisle line.

For travel by air, there is a choice of airports: Leeds Bradford (44.2 miles), Manchester (78.4 miles), and Liverpool (83.5 miles).

To find the property - entering Ingleton from Kirkby Lonsdale, turn third left (after passing the turnings onto Main Street and Croft Road) onto Laundry Lane. Continue for c 0.1 mile and turn right into Old Laundry Mews. No. 8 is straight ahead.

what3words reference: ///pocketed.depth.captive

Services and specifications

- Mains electricity, gas, water and drainage
- Gas central heating to a combi-boiler
- Wood burning stove in the living/dining kitchen
- Double glazed windows in uPVC frames
- Fibre-optic broadband connected
- ICS EV charger
- External water tap
- External power point













The finer details

Council Tax

8 Old Laundry Mews is currently banded D 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

- Included in the sale: carpets and integral white goods (not the washing machine)
- Available separately: light fittings and wardrobes in the principal bedroom
- Freehold, with vacant possession on completion
- An annual service charge of approximately £78 (2026/27) is payable to a management company, Old Laundry Mews Management Company Limited, for maintenance of the communal areas.

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 = 138.0 sq m / 1485 sq ft
(Including Garage & Excluding Void)

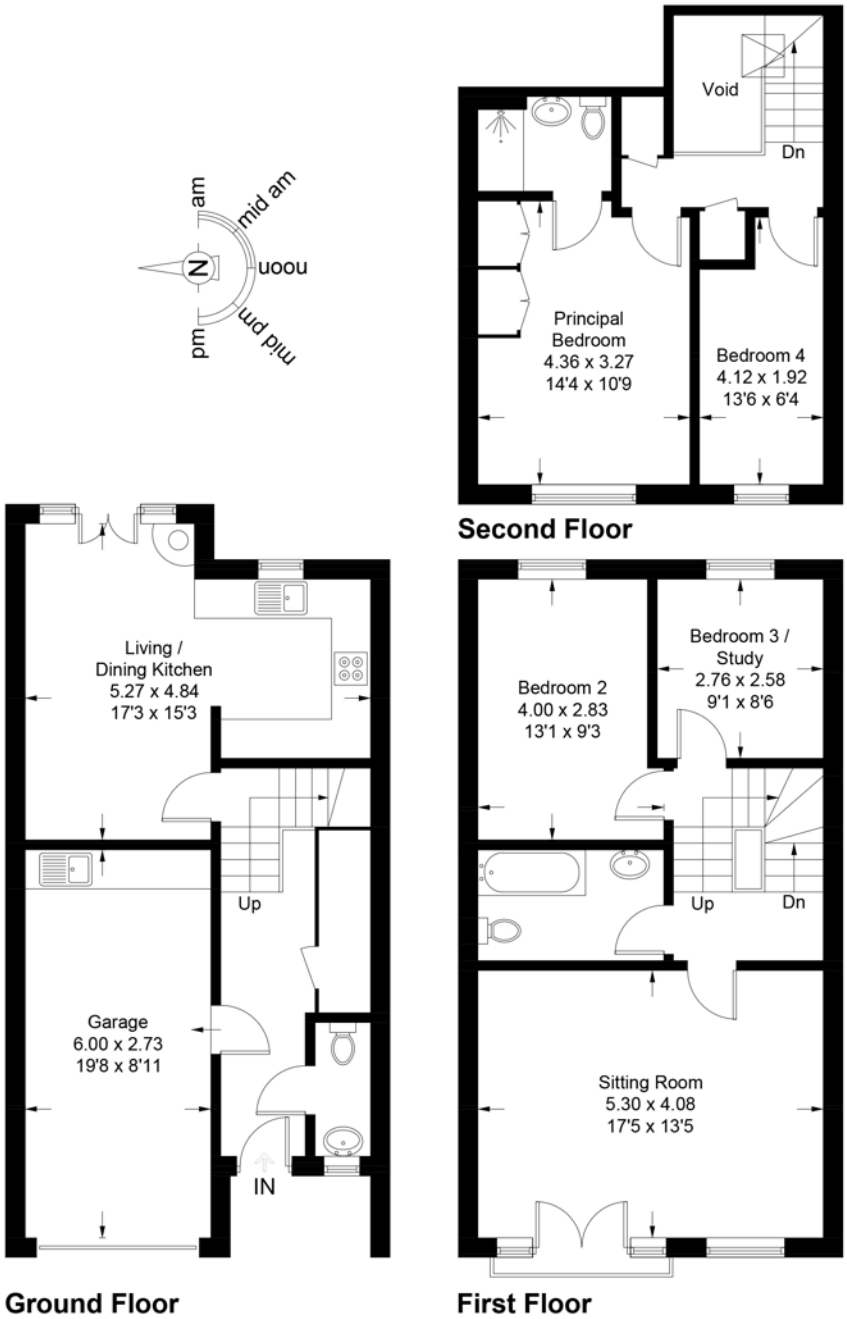
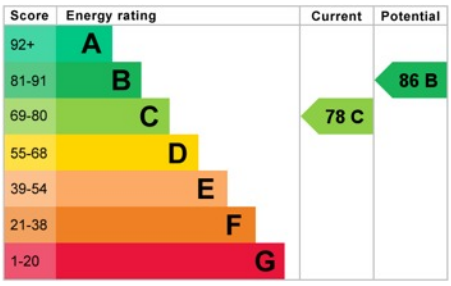


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