



Dale House
Todgill Road | Ireby | Carnforth | LA6 2JQ

DALE HOUSE



Welcome to Dale House, Ireby, Carnforth, Lancashire, LA6 2JQ

A detached property, with period features and lots of potential, this Victorian home offers well-proportioned rooms, attractive views and a generous and private garden with ample parking. A much-loved family home for decades, it is now time for the next generation to come along and put their own stamp on in.

Dale House enjoys all the benefits of a quiet hamlet setting within the Yorkshire Dales National Park with great access to the surrounding countryside whilst having local amenities within convenient reach.

The accommodation follows a traditional layout with a long-standing extension which now offers the flexibility of a potential annex for family or guests, or it may be reincorporated and occupied as one. On the front elevation is a large conservatory entrance, central hall, a 'through' reception room, dining room, dining kitchen and utility room. On the first floor there are two double bedrooms and a bathroom. Connected on both floors enabling them to be easily combined and occupied as one, the annex presently offers a kitchen, dining room, inner hall and cloakroom with, three double bedrooms and a shower room on the first floor. Outside are generous gardens with parking adjacent to the property and a separate parcel of land offering further parking as well as a small copse of trees.

For those seeking a family home with opportunities to upgrade and add value, this is great choice with great potential.





Location

Nestled in a central setting within the pretty hamlet of Ireby within the Yorkshire Dales National Park, Dale House enjoys all the joys of a quiet setting whilst being only minutes off the A65 affording great accessibility for this rural home ensuring everyday amenities are convenient to reach.

The parish includes the hamlet of Ireby along with the villages of Leck and Cowan Bridge and whilst it lies entirely within Lancashire it sits within the 2016 boundary extension to the Yorkshire Dales National Park. At nearby Cowan Bridge (1.7 miles distant) there is a well-stocked village shop and the Fraser Hall Community Centre.

Whilst embracing the rural position, hop in the car and onto the A65; head north west to the Cumbrian market town of Kirkby Lonsdale or south east to Dales village of Ingleton. Between them both is a good choice of places to eat out, local shops and amenities. Slightly further afield are the larger towns of Settle, Kendal and Lancaster. Collectively this ensures that life at Dale House is well served on a practical basis, educational facilities and when it comes to sport, leisure and culture. Indeed, for anyone that embraces the great outdoors, this is the ideal location as there is a vast network of quiet lanes, bridlepaths and footpaths to explore, whether by foot, bike or car. Beyond the Yorkshire Dales there is the Lake District National Park (in under 30 miles you can be standing on the shores of Lake Windermere), the National Landscapes of the Forest of Bowland and combined coastal Arnsdale and Silverdale as well as the green and gently undulating beauty of the Lune Valley.

At Ireby you can embrace the peace and stillness of a country lifestyle, but still access excellent road and rail links to maintain business and social connections.





Step inside

This handsome Victorian detached property has been in and out of the hands of the same family since it was built. Bought back in 1978, it was operated as a retirement home until 1997 when it once again became a private family home. The front elevation faces almost due south affording a sunny aspect with lovely outlooks to enjoy from every room whether over the village, down the lane or over to the Bowland Fells in the distance.

There are some delightful period features, whilst many are Victorian, others have been added in later decades. Architectural details include sash windows, paneled reveals, picture rails and cornices, an impressive staircase with a tall window on the half landing, a stone and copper fire surround in the dining room, a slate fireplace in the main reception room and a number of feature bedroom fireplaces.

Join us for a walk around. Entrance through double doors open to a wooden conservatory added along the front elevation. The original front door is full of character and has unusually shaped leaded, painted and stained-glass panels; viewed from the hall, when the door is closed and the light shines through it is absolutely delightful. The hall itself bears the hallmarks of the Victorian era with a geometric tiled floor and a wide set of stairs. To the right is a double 'through' reception room with front to back aspect. French doors open to the rear garden and there's an attractive aspect down the lane at the front. To the left is a dining room with a connecting door through to the annex. The dining kitchen is fitted and has an electric cooker and plumbing for a dishwasher. There's a useful understairs store and at the rear, a utility room with extra storage, plumbing for a washing machine and a further connecting door into the annex.

The wide Victorian set of stairs leads to the landing, another door connects here to the annex for maximum versatility. Off the main landing is a bathroom and two double bedrooms, both of which enjoy views of the Bowland fells.

The annex has a dining room with staircase rising, inner hall, cloakroom and fitted kitchen with electric oven, hob and fridge. The view out to the garden is lovely and there's a door to outside too. The first floor offers three double bedrooms (and a shower room). One of these is currently used as a sitting room and has a stove.

Occupied as a whole, the house would offer three reception rooms, five bedrooms and two bath/shower rooms. It's versatile depending on the requirements of your own family and would also offer scope to have dedicated offices or rooms for hobbies.

















Step outside

Dale House is set back from the lane with a walled front garden, a smart set of stone gate posts opening to the front entrance. There is space to park one or two cars in front of the annex.

The charm of the back garden is that it is screened, not overlooked by neighbours and therefore enables private enjoyment. Adjacent to the reception room's French doors there is a flagged seating area set over two levels and connected by a short flight of three steps. A path leads across the generous lawn with mature trees along the boundary offering a variety of colour and foliage throughout the seasons. A large central fir tree provides a sheltered spot for enjoying a touch of shade on a sunny day. The large, enclosed garden is ideal for family life with lots of room for play, having friends over and outdoor entertainment and relaxation.

For those with children there is space for trampolines, climbing frames and goal nets. Green fingered buyers have the option to create a kitchen garden for growing fruit and vegetables.

A gated area at the side of the house provides tucked away storage for bins and recycling boxes. Across the lane there is a separate parcel of land which has room for three cars to be parked off road, as well as a small copse of trees.









Dale House

Approximate Gross Internal Area : 250.86 sq m / 2700.23 sq ft

Total : 250.86 sq m / 2700.23 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

FURTHER INFORMATION

On the road

Ingleton	3.2 miles
Kirkby Lonsdale	4 miles
Settle	13.6 miles
Kendal	16.5 miles
Lancaster	17.6 miles
Skipton	28.6 miles
Manchester	63.9 miles

Transport links

M6 J36	9.4 miles
M6 J34	15.1 miles
Oxenholme (railway station)	14.1 miles
Manchester airport	80.8 miles
Liverpool airport	90.2 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.

Included in the sale

Fitted carpets, curtain poles, blinds, light fittings and domestic appliances as follows: electric oven in main house, hob and fridge in the annex.

The wood store in the parking area is excluded.

Services

Mains electricity and water (not metered).
Electric heaters.
Baxi back boiler to the sitting room fire.
Two wood burning stoves.
Immersion heater for hot water.
Private drainage to a septic tank located within the garden.

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 branch line stations at Bentham, Wennington and Clapham with services to Lancaster and Leeds.

Directions

[what3words chops.organs.newlywed](http://what3words.chops.organs.newlywed)

Use Sat Nav **LA6 2JQ** with reference to the directions below:

Travelling from Kirkby Lonsdale along the A65 towards Ingleton, pass through the village of Cowan Bridge. From Cowan Bridge, continue a further 1.5 miles on the A65 and turn left onto Todgill Road, signposted Ireby ½ mile. Continue into the hamlet. There is a turning for Leck on the left, Dale House sits on this junction facing you as you approach.

Internet Speed

Broadband

Ultrafast speeds potentially available from Openreach or B4RN of 1,800 Mbps download and for uploading 1,000 Mbps. B4RN (Broadband for the Rural North) www.B4RN.org.uk. All B4RN customers receive gigabit (1,000Mbps) speed.

Mobile

Indoor: O2 are reported as providing 'likely' services for Voice and 'limited' services for Data. EE and Vodafone are reported as providing 'limited' services for both Voice and Data. Three does not report on providing any services.

Outdoor: EE, Three, O2 and Vodafone are reported as providing 'likely' services for both Voice and Data. 5G is predicted to be available in this area from EE, O2 and Vodafone. Please note the predicted 5G coverage is for outdoors only.

Broadband and mobile information provided by Ofcom.

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
Rest Harrow Equestrian, Burrow - livery
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 Aranti 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 of which are narby.
Ingleton Waterfalls Trail is a well-known circular route of five miles beginning and ending in the village. 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 National Landscape of Forest of Bowland 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 National Landscape of Arnsdale and Silverdale and the fabulous promenades at Morecambe and Grange over Sands to enjoy.

Schools

Primary

Leck St Peter's CoE Primary School
Ingleton Primary School
St Mary's CoE Primary School, Kirkby Lonsdale
Sedbergh Preparatory School, Casterton and Giggleswick Prep School (independent)

Secondary

Queen Elizabeth School and QESTudio, Kirkby Lonsdale
Sedbergh School and Giggleswick School (both independent)

Further and Higher Education

Lancaster University
University of Cumbria (campuses in Ambleside, Carlisle and Lancaster)
Lancaster and Morecambe College
Kendal College
Myerscough College

Guide price £ 5 3 0 , 0 0 0

Lancaster City Council – Council Tax band F

Tenure - Freehold



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We value the little things that make a home

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