



Waterfall Cottage 4 Strand Cottages, LA6 3EW

Offers Over £195,000

Immaculately presented 2 bed riverside cottage overlooking the River Doe in the desirable village of Ingleton, enjoying a picturesque setting with a sitting room, kitchen diner, 2 good sized bedrooms and a contemporary bathroom.

Waterfall Cottage has been successfully operated as a holiday let for a number of years and would make an ideal permanent home, second home or investment property.

No onward chain.

Property Description

Waterfall Cottage is a charming two-bedroom cottage enjoying a picturesque riverside setting, overlooking the River Doe in the highly desirable village of Ingleton.

The accommodation begins with a comfortable living room, benefiting from views towards the river and a well equipped kitchen and diner with access to the rear of the property.

To the first floor, the landing leads to a generous double bedroom enjoying river views, a good-sized second bedroom and a pristine, contemporary bathroom.

Outside, located at the end of the terrace, the property benefits from a useful lockable store.

Most recently used as a successful holiday let, Waterfall Cottage would make an equally appealing permanent home, second home or investment opportunity. Its idyllic riverside setting, charming accommodation and excellent position within Ingleton make this a property that is sure to appeal to a wide range of buyers.

Viewing is highly recommended.

Property & Business Information

Tenure: Freehold

Council Tax Band: Currently Small Business Rates with 100% relief (previously Council Tax Band B)

EPC Rating: D

Services: All mains with gas central heating

Broadband: Speeds available up to 1000mbps

Furniture: Available via separate negotiation

Ingleton Location

Ingleton is a vibrant village with a strong community and a good selection of bars, pubs, and shops. It is renowned for the spectacular Waterfalls Walk, with Ingleborough—one of the Yorkshire Dales' Three Peaks—dominating the landscape.

The village offers a good primary school and falls within the catchment areas for Settle College and Queen Elizabeth School, Kirkby Lonsdale. Local amenities include an open-air swimming pool and an ASDA supermarket with a petrol forecourt on the nearby A65.

Train services are available from Bentham and

Clapham stations on the Leeds–Lancaster line. Lancaster and the M6 motorway are about a 30-minute drive away. Popular nearby market towns include Kirkby Lonsdale and Settle. The A65 provides good road links to Kendal and Skipton. Ingleton's location also makes it ideal for day trips to the Lake District, Forest of Bowland, and Morecambe Bay.

Ground Floor

Sitting Room 10'11" x 14'1" (3.33m x 4.30m)



Fitted carpet, radiator, feature fireplace with tiled hearth, attractive period built-in cupboard and drawers, dado rail, staircase rising to the first floor, double glazed window with river views and door with textured glass to the front aspect.

Kitchen/Diner 8'0" x 15'9" (2.45m x 4.80m)

Kitchen Area



Wood effect laminate flooring, range of Shaker style wall and base units with under cupboard lighting, stainless steel drainer sink, integrated oven and gas hob with extractor hood over, integrated fridge freezer, boiler, double glazed window to front aspect.

Dining Area

Wood effect laminate flooring, electric radiator, space for dining table, built-in unit for washing machine, double glazed window and door with textured glass to the rear aspect.

First Floor

Landing

Fitted carpet, dado rail, access to all rooms, loft access.

Bedroom One 11'0" x 15'8" (3.36m x 4.78m)



Generous double room with fitted carpet, radiator, recessed shelf, picture rail, double glazed window to the front aspect with river views.

Bedroom Two 8'0" x 7'11" (2.43m x 2.41m)



Good-sized single room with fitted carpet, radiator, window to the rear aspect.

Bathroom 5'4" x 7'5" (1.63m x 2.27m)



Wood effect laminate flooring, heated towel rail, wash basin with vanity unit underneath, toilet, bath with screen and shower over, extractor fan, double glazed window to the rear aspect.

External

Outside

Located on pathway beside the River Doe, gate to side and rear, shared by properties in the row.

Store



Lockable store located at end of terrace.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as agents in the sale of the property, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

At the point an offer is accepted, a non refundable onboarding fee of £25.00 (inc. VAT)

per person will be payable.

This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

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Fisher Hopper Ltd receives an introducers fee from:

Napthens and Taylor Rose Solicitors of £100.00 + VAT for all successful introductions.

Lakes Mortgages of £250.00 + VAT for all successful introductions.

FISHER HOPPER

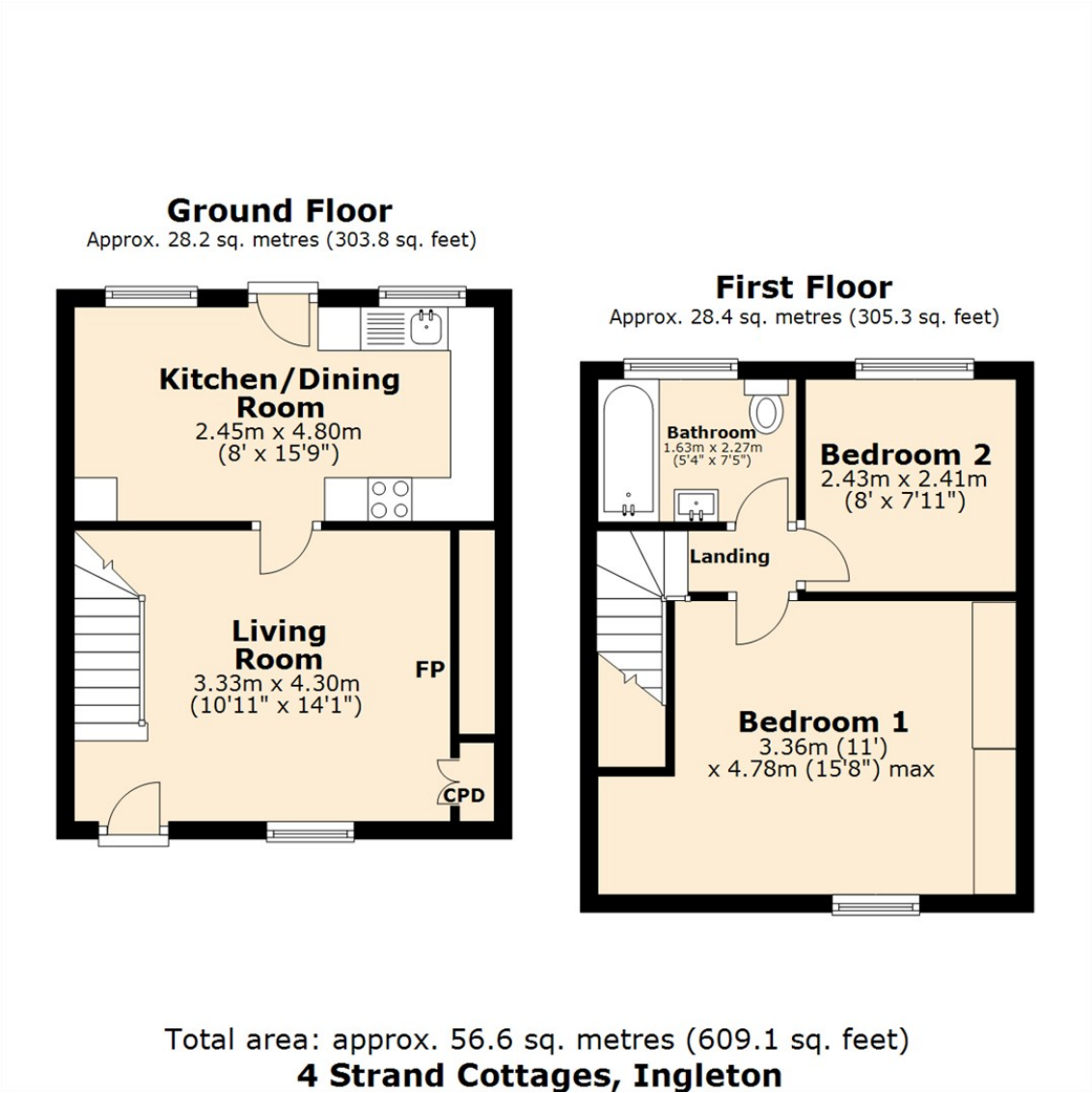
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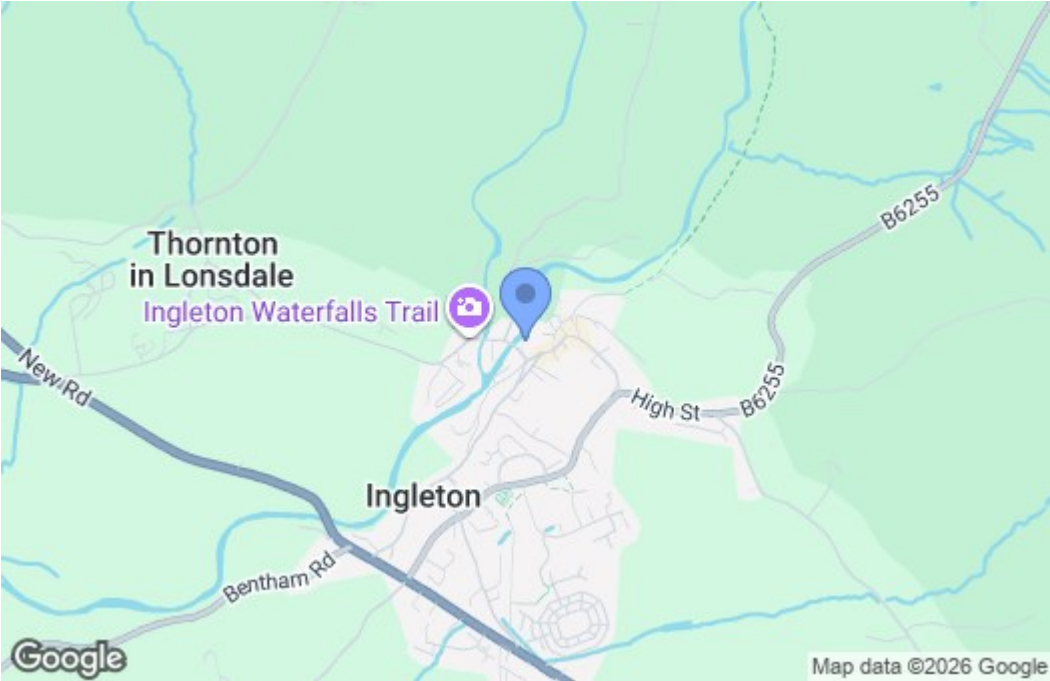
FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Area Map



Energy Efficiency Graph

