



7 Greta Cottages, Ingleton, LA6 3EZ

Offers Over £225,000

A charming and beautifully presented two-bedroom cottage enjoying an enviable setting with views towards the iconic Ingleton Viaduct and just moments from the River Doe and Twiss. Thoughtfully updated whilst retaining its character, the property offers a cosy sitting room with a multi-fuel stove, a welcoming timber-framed conservatory, and a delightful front garden. Ideally suited as a first home, holiday cottage or investment, all within easy reach of the Yorkshire Dales, Forest of Bowland and Lake District.

7 Greta Cottages

Enjoying an idyllic setting with views towards the iconic Ingleton Viaduct and just moments from the River Doe, 7 Greta Cottages is a beautifully presented two-bedroom cottage that effortlessly blends character with modern comfort.

The accommodation is arranged over two floors. A charming timber-framed conservatory provides a welcoming entrance and leads into the cosy sitting room, complete with a multi-fuel stove. The ground floor also offers a fitted kitchen and a bathroom, while upstairs are two well-proportioned bedrooms.

Outside, the property enjoys a delightful front garden with attractive views towards the viaduct, a small rear yard providing convenient bin access, and residents' parking located directly opposite.

The cottage occupies a highly desirable location a few metres from the Yorkshire Dales National Park, with the Forest of Bowland and the Lake District both within easy reach, offering endless opportunities for walking, cycling and exploring the surrounding countryside.

Ingleton Location

Ingleton is a thriving village with a strong community and a good range of bars, pubs and shops. It is well known for the spectacular waterfalls walk. Ingleborough - one of the Yorkshire Dales 3 Peaks - dominates the local landscape.

The village has a good Primary School and is in the catchment for both Settle College and QES, Kirkby Lonsdale. Local amenities are within easy access, including the open air swimming pool and an ASDA grocery store with petrol forecourt on the A65.

Trains can be caught at Bentham and Clapham on the Leeds/Lancaster line. Lancaster and the M6 are half an hour by car. Popular local market towns include Kirkby Lonsdale and Settle. The A65 provides good links to Kendal and Skipton. As well as the Yorkshire Dales, Ingleton is ideal for day trips to the Lake District, Forest of Bowland and Morecambe Bay.

Property Information

Tenure: Freehold

Council Tax Band: B

EPC Rating: C

Services: All mains

Broadband: Ultrafast broadband available up to 1000mbps

Double glazing throughout

Ground Floor

Conservatory 12'9" x 6'7" (3.89 x 2.03)



Currently used as office but would make a fantastic sun room with wood laminate flooring, polycarbonate roof, exposed stone wall with internal door to sitting room, timber framed double glazed windows with newly fitted shutters, timber framed double glazed door to front aspect.

Sitting Room 12'0" x 12'9" (3.66 x 3.89)



Wood laminate flooring, radiator, beautiful stone fireplace with multi fuel stove, cupboard housing gas meter, window through to conservatory.

Kitchen 7'4" x 9'5" (2.24 x 2.87)

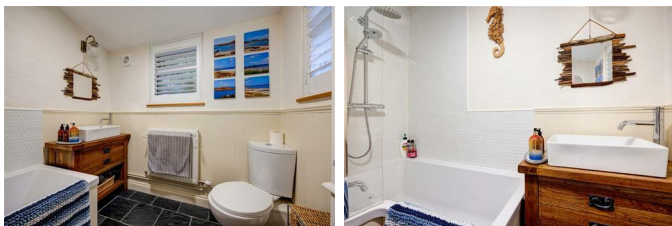


Wood laminate flooring, range of wall and base units, enamel 1.5 sink with drainer, integrated four ring gas hob with extractor hood over, single electric oven, plumbing for washing machine, fridge/freezer, double glazed window with newly fitted shutters to rear aspect.

Rear Entrance Hall 3'5" x 3'1" (1.06 x 0.94)

New wood laminate flooring, door to rear yard.

Bathroom



Slate tile flooring, radiator, wash basin with vanity unit, corner toilet, P shape bath with shower over, extractor fan, double glazed windows with textured glass and newly fitted shutters to rear and side.

First Floor

Bedroom One 10'9" x 9'3" (3.30 x 2.82)



Double bedroom with fitted carpet, radiator, double glazed window with newly fitted shutters to front aspect.

Bedroom Two 10'9" x 9'3" (3.30 x 2.82)



Fitted carpet, radiator, two large storage cupboards, one housing Vaillant gas central heating boiler, double glazed window to rear aspect.

External

Front



Walled and gated front garden with slate cobbled patio seating area, raised bed with established plants.

Rear

Small yard with rainwater drainage channels and access for bins, space for small shed.

Parking

Residents parking area opposite property at front.

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.

You can pay this fee securely online at:
<https://shorturl.at/zAqJj>

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

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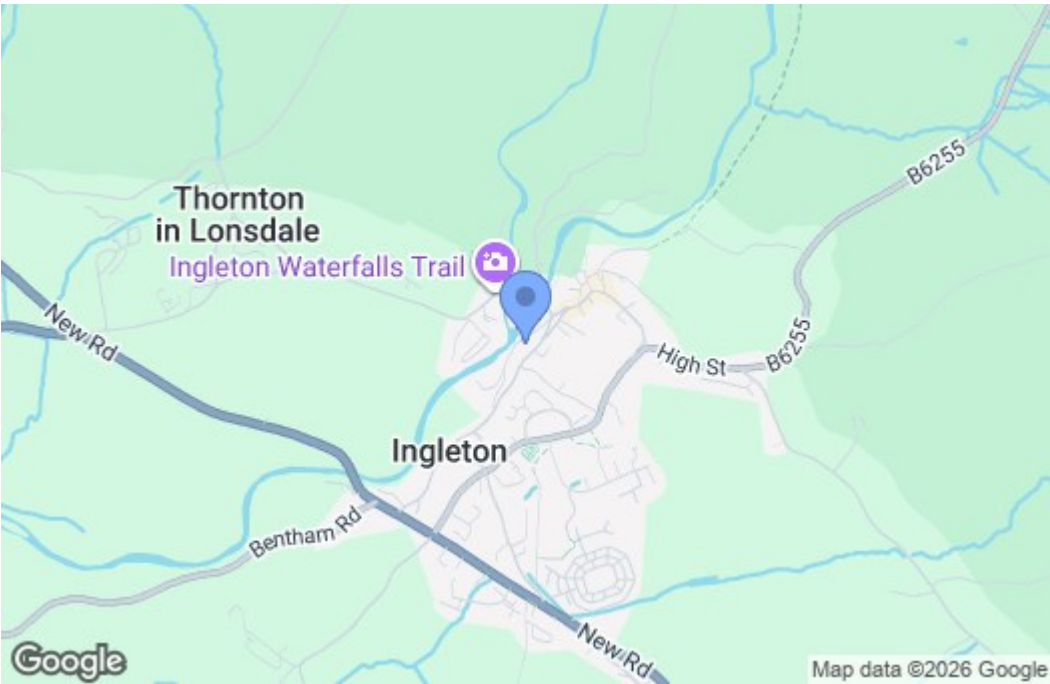
FLOOR PLANS

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

