



Ingleton

£340,000

The Old Cottage, Oddies Lane, Ingleton, Carnforth, LA6 3ER

A fascinating property, formerly a cottage with an adjoining barn, converted in the 1980's and now having an interesting layout with four bedroom accommodation, although the current layout could easily be reconfigured to be more relevant to the lucky purchaser.

Quick Overview

Character Cottage

Four Bedrooms & Family Bathroom

Interesting Layout with Scope to Reconfigure

Flexible Living Space

1980's Conversion

Character Features

Popular Village Location

Off Road Parking & Garden

No Onward Chain

Ultrafast Broadband Available



4



1



2



D



Ultrafast
Broadband*



Off Road
Parking

Property Reference: KL3682

The property is entered via a welcoming entrance hall with space for coats and shoes. Firstly, you will find a dining room, which would make an ideal home office or study, benefitting from built in storage and shelving.



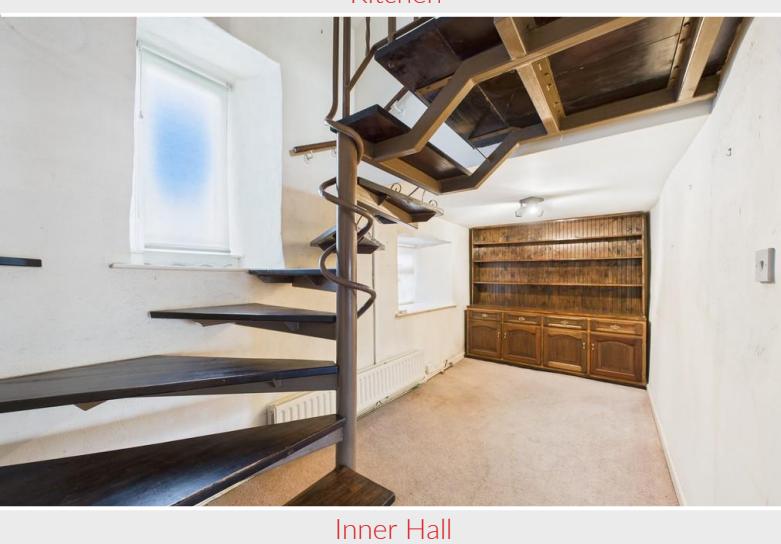
Dining Room/Study



Kitchen



Kitchen



Inner Hall

The kitchen is fitted with a range of wall and base units and includes a one and a half bowl sink, four ring gas hob, integrated fridge and a Neff double oven, with space available for additional appliances as required. There is also space for a dining table, with a handy pantry area and access to a cloakroom with W.C. From the kitchen, there is a large inner hall with access into the living room and stairs leading to the first floor.

The living room features charming exposed beams, built in storage and a fireplace with an electric fire, creating a cosy and inviting space, with an inner hall and access outside.

To the first floor, the landing offers eaves storage. The first of the accommodation upstairs is a small study/hobby room. There are two well proportioned bedrooms to the front aspect with integrated storage, with one of them benefitting from a shower and vanity sink. A couple of steps lead you up to a further two bedrooms, also with front aspect windows, and the main bathroom. The bathroom is fitted with a bath with electric shower over, W.C. and pedestal wash hand basin, with tiled walls.

Externally, the property enjoys a pleasant garden, laid mainly to lawn with planted borders, a feature pond and rockery and a greenhouse, ideal for keen gardeners, overall enjoying pleasant views over the Viaduct beyond.

This characterful home offers a great opportunity to acquire a unique property in a desirable village location, with scope to adapt and enhance to suit modern living. Early viewing is highly recommended.

Accommodation with approximate dimensions:

Ground Floor

Living Room 15' 1" x 15' 1" (4.6m x 4.6m)

Kitchen 9' 0" x 16' 6" (2.74m x 5.03m)

Dining Room/Study 7' 6" x 13' 6" (2.29m x 4.11m)

First Floor

Bedroom One 7' 7" x 15' 1" (2.31m x 4.6m)

Bedroom Two 9' 9" x 8' 0" (2.97m x 2.44m)

Bedroom Three 7' 5" x 12' 6" (2.26m x 3.81m)

Bedroom Four 5' 9" x 13' 6" (1.75m x 4.11m)

Study 8' 6" x 7' 0" (2.59m x 2.13m)



Living Room



Kitchen



Bedroom Three



Bedroom Four



Study



Bathroom

Property Information

Parking

The driveway provides off road parking.

Tenure

Freehold (Vacant possession upon completion).

Services

Mains gas, water, drainage and electricity.

Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words:

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Viewings

Strictly by appointment with Hackney & Leigh.

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Bedroom One



Bedroom One



Bedroom Two



Bedroom Three

Request a Viewing Online or Call 015242 72111

Meet the Team

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Floor 0



Floor 1



Approximate total area⁽¹⁾

129.2 m²

1390 ft²

Reduced headroom

3.1 m²

33 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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