

2 STATION HOUSE

£395,000

Ingleton, LA6 3BT

Situated in the popular village of Ingleton, a spacious semi-detached property, refurbished, extended and upgraded to provide an energy efficient home.

Light, bright and contemporary with hall, sitting room, cloakroom, fabulous living/dining kitchen, three double bedrooms, one being en suite and a house bathroom. Driveway parking for several cars and enclosed gardens with lawn and seating terrace.

No. 2 is ready for immediate occupation with No. 1 being available in early 2026.

This is a must see - within walking distance of the villages' facilities it's perfect for both families or those looking to downsize alike.





Welcome to 2 STATION HOUSE

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Here's our TOP TEN reasons to love 2 Station House:

- 1. Contemporary and light filled** - consent was granted on 25 April 2024, ref ZA24/25960/FUL, for 'Change of use of former Police Station to 2 no dwellings including extensions and alterations with off street parking provision.' This semi-detached property has been fully refurbished, extended, upgraded, and has a new roof and offers well-proportioned, light and airy accommodation with a gross internal measurement of 1318 sq ft (122.5 sq m). **Please note** - 2 Station House is ready for immediate occupation. No. 1, a mirror image of No. 2, will be available early 2026.
- 2. Energy efficient** - with an EPC rating of B the property has high performance glazing, solar panels, excellent light efficiency etc.
- 3. Come on in** through the porch which is open to the hall. The southeast facing sitting room has a large window.
- 4. Fabulous open plan living/dining kitchen** - this sociable space is perfect for every day living and entertaining family and friends. The kitchen is by Butlers Interiors, fitted with base and wall units, an island unit with breakfast bar and Neff appliances comprising oven/combination oven, induction hob, fridge/freezer and dishwasher. There are glazed double doors leading out to the gardens and two large skylight windows allowing natural light to flood in. Off the kitchen is a utility/laundry room with side entrance and boiler cupboard. There is also a separate two piece cloakroom.
- 5. Bedrooms and bath/shower rooms** - there are three double bedrooms, one being en suite. The four piece house bathroom, three piece en suite shower room and cloakroom have Duravit sanitary ware.
- 6. Enclosed rear garden** with level lawns and a flagged seating terrace.
- 7. Private parking** - the gravel driveway provides ample parking for a number of cars. An electric car charger has been installed for convenience and future proofing.
- 8. The village of Ingleton** is a popular tourist destination with a choice of eateries, pubs, gift shops, an outside heated pool (open May to September), a primary school, church, doctor's surgery, pump track, Co-op and an Asda Express/petrol station. The Dales and neighbouring Forest of Bowland National Landscape as well as The Lake District National Park and the Lune Valley offer something for everyone - walkers, cyclists and cavers, sailors, runners and fishing enthusiasts. The Famous Three Peaks (Ingleborough, Pen-y-ghent and Wharfedale), White Scar Cave (Britain's longest show cave) and The Ingleton Waterfalls Walk with woodland gorges and spectacular waterfalls are close by.
- 9. Further afield** - the market towns of Settle (11.2 miles) and Kirkby Lonsdale (7.8 miles) are in opposite directions on the A65 and offer a greater choice, as well as each having a Booths supermarket and secondary schools.
- 10. Connectivity** - for travelling east/west, the village is situated on the A65 with access to the M6 at J36 (12.6 miles) or J34 (15.7 miles) depending on the direction of travel. Stations on the West Coast mainline are at Oxenholme (13.1 miles) and Lancaster (17.9 miles) with airports at Leeds Bradford (48.7 miles), Manchester (77.8) miles and Liverpool (83.4 miles).



You'll need to know...

- Mains electricity, gas, drainage and metered water
- Gas central heating with underfloor heating to the ground floor and radiators to the first
- B4RN hyperfast broadband, currently not connected
- Solar panels installed
- Double glazed windows and doors throughout
- Security alarm, external lighting and cold water tap
- Oak internal doors and Amtico flooring to the entrance hall, cloakroom, living/dining kitchen and utility room
- 2 Station House is yet to be banded for Council Tax purposes with North Yorkshire Council www.northyorks.gov.uk
- Freehold, with vacant possession on completion

To find the property - head east along the A65. On entering Ingleton, turn second left onto Croft Road/B6255. Head straight across at the crossroads and 1 and 2 Station Road are on the left hand side, opposite Seasons Bakery.

What3words reference: ///verb.glares.dressy

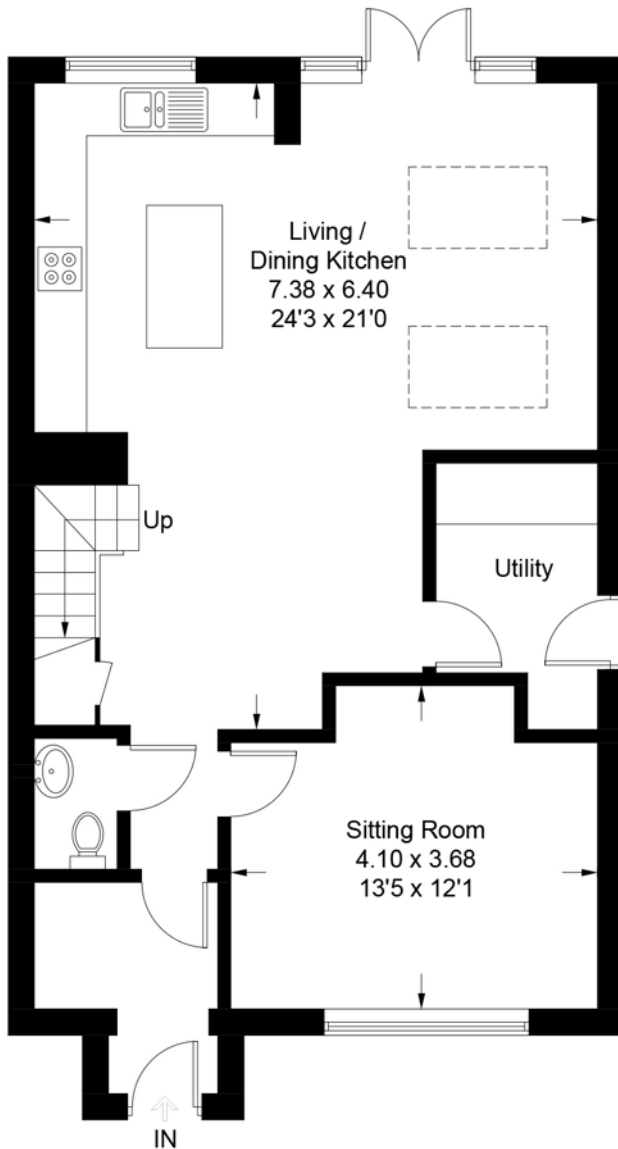
Money Laundering

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.

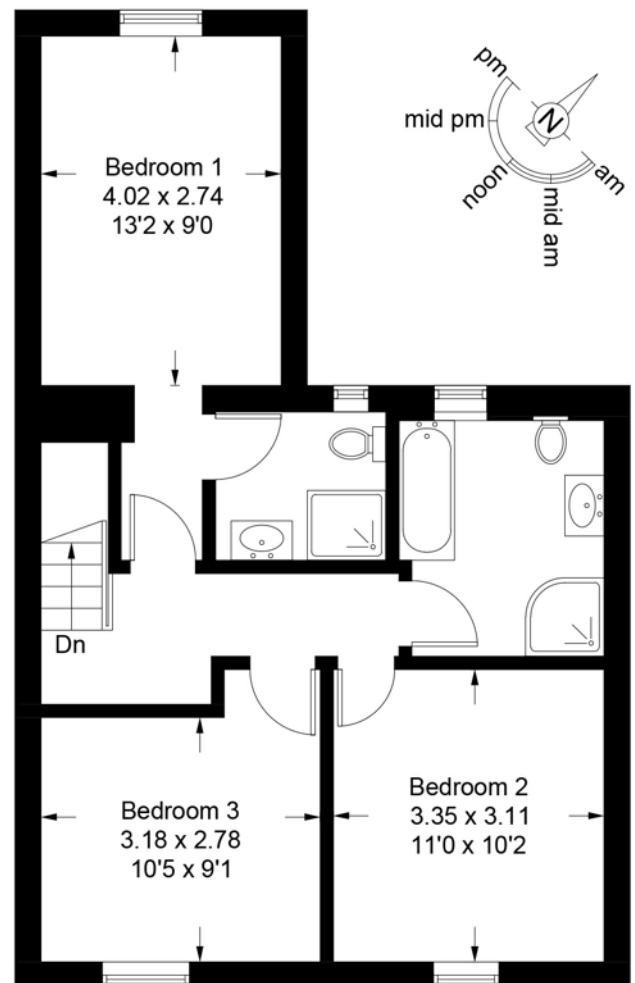


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Approximate Gross Internal Area = 122.5 sq m / 1318 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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