

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

LOVELY 3 BEDROOMED RURAL COTTAGE

TAWNY COTTAGE, PARK FOOT, BENTHAM ROAD, INGLETON, LA6 3HR

PRICE: £385,000 Region



Council Tax Band: E

Tenure: Freehold

Energy Performance Certificate Band: C

Tawny Cottage, Park Foot, Bentham Road, Ingleton, LA6 3HR

Tastefully improved 3 bedroomed 18th Century traditional stone built spacious character cottage with integral garage, ample private parking, private rear patio and attractive front garden. Situated in an idyllic peaceful rural setting with lovely views amid only 3 other equally select dwellings in a former farmstead location conveniently between the rural market town of High Bentham and the popular Dales Tourist Centre of Ingleton famous for scenic walks, 3 peaks, waterfalls and caves.

Lancaster and The M6 – 16 miles, Settle and the Yorkshire Dales National Park 12 miles, Kendal and The Lakes 19 miles approx.

VIEWING: Strictly by prior appointment through Richard Turner & Son Bentham Office.

Accommodation Comprising:

(Full sealed unit double glazing, mains gas fired central heating, feature traditional pine board and batten doors and oak beamed character throughout.)

Ground Floor:

Reception Hall: 19'6" x 8'1" max (5.94m x 2.46m) max Feature exposed stone wall, oak beams and lintels.

Staircase with under cupboard, cloaks recess, wall lights, tiled floor, radiator, glazed back door with glazed side panel. Smoke alarm.

Lounge: 18'3" x 11'6" (5.56m x 3.51m) Fireplace housing Multi fuel stove, dual aspect windows, exposed beams, tiled flooring. TV point, built in wall cupboard, wall lights, radiator, Co2 alarm.

Dining Kitchen: 18'10" x 9'6" (5.74m x 2.90m) Range of fitted cupboards and units incorporating stainless steel 1½ bowl single drainer sink unit, 18 month old built in Bosch electric oven and Bosch induction hob, extractor hood, fitted dish washer, upright fridge freezer and work surfaces with tiled splash backs. Pelmet lighting, tiled floor, exposed beams. Dual aspect windows, halogen down lighting, radiator, heat alarm.

Utility Room: 12'8" x 5'1" (3.86m x 1.55m) Modern gas fired central heating boiler (*serviced January 2025*) providing central heating and hot water (*"Nest" fitted for auto control*). Stainless steel single drainer sink unit, outside door, halogen down lighting, Co2 and smoke alarms. Tiled flooring.

WC: 3'9" x 3'10" (1.14m x 1.17m) Low flush wc and wash hand basin, tiled floor and dado. Halogen down light, auto vent.

Garage: (11'5" x 9'1" min). Open tread stairs to loft area. Up and over door, side personnel door, fitted wall cupboards, strip lighting, power sockets installed.

First Floor:

Bathroom: 6'11" x 6'4" (2.11m x 1.93m) 3 piece bath suite incorporating electric over bath curtained shower. Fully tiled walls, fitted Vanity mirror, wall lights, radiator, halogen down lighting, electric towel rail.

Bedroom 1: 18'8" x 11'3" (5.69m x 3.43m) Fitted craftsman built 8 door wardrobe, exposed beams, wall lights, dual aspect large windows with low sills, radiator, center light.

Bedroom 2: 12'1" x 9'7" (3.68m x 2.92m) Large window with low sill, radiator, center light.

Bedroom 3: 15'4" x 8'2" (4.67m x 2.49m) Recessed vanity wash basin with tiled splash back, built in wardrobe cupboard, exposed beams, large window with low sill, radiator, center light.

Landing: Loft ladder access to half boarded storage loft (housing gas combi boiler for central heating and hot water).

Outside:

Front: Shared concreted access driveway leading to private gravelled drive and gravelled frontage, attractive lawned garden areas with timber shed, mature borders, and ample private parking with turning area.

Rear: Generous paved patio / yard area privately enclosed within an attractive traditional stone walled boundary.

Utilities: Mains water, electricity and mains gas connected. Shared new private sewage treatment plant (1 year old)

Network / Broadband: "B4RN" Hyperfast Broadband connected.

Please check the Ofcom website <https://checker.ofcom.org.uk/> for available internet providers and outdoor mobile networks available from UK's main providers (this excludes 5G). **Please Note:** These results are predictions and not guaranteed and may also differ, subject to circumstances, e.g. precise location & network outage.

Solicitors: Dienn's Law Solicitors, Ground Floor Suite, 20 London Road, Horsham, West Sussex, RH12 1AY Tel: 01403 379919

Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

Through whom all offers and negotiations should be conducted.

N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.










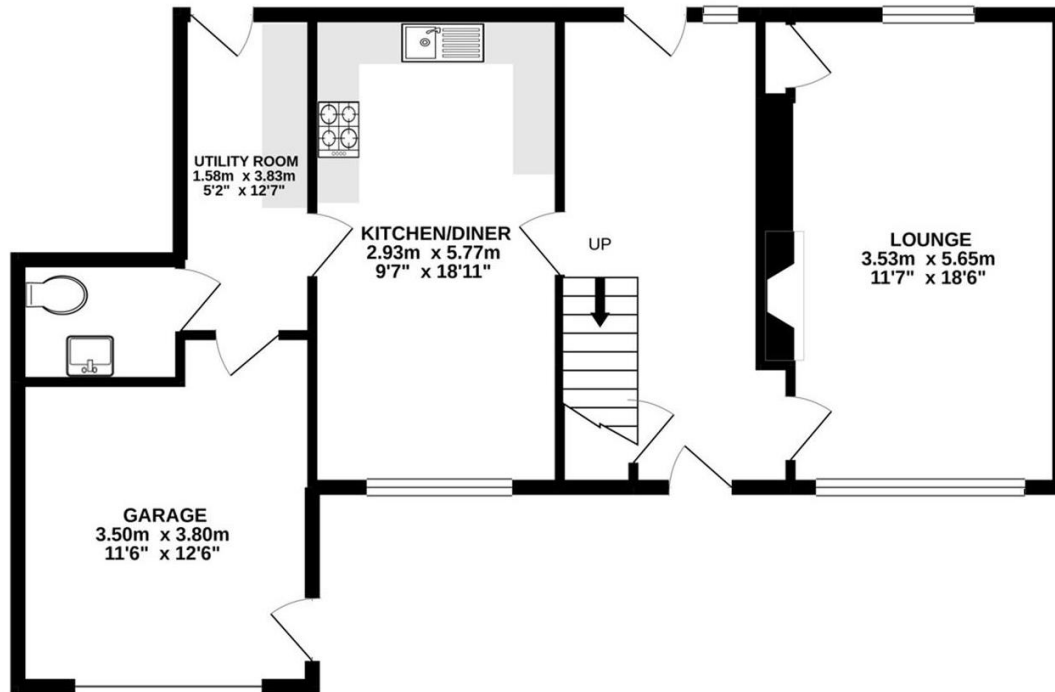
ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92-100) A		
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

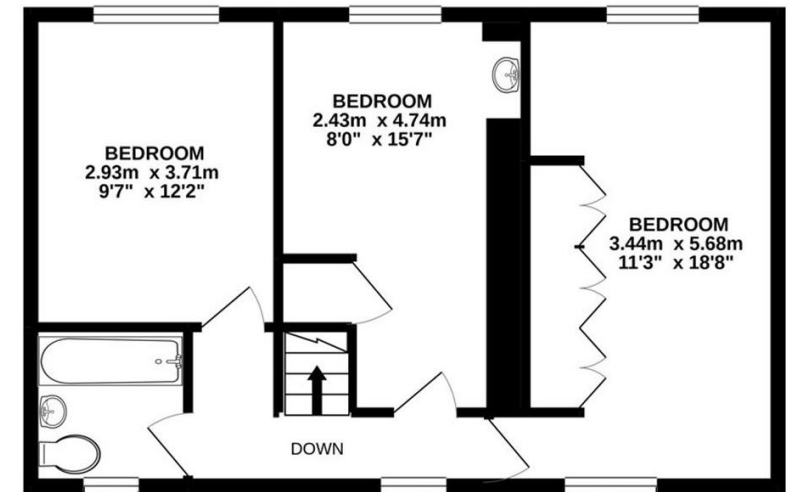


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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H.M. LAND REGISTRY

TITLE NUMBER

NYK 91366

ORDNANCE SURVEY
PLAN REFERENCE

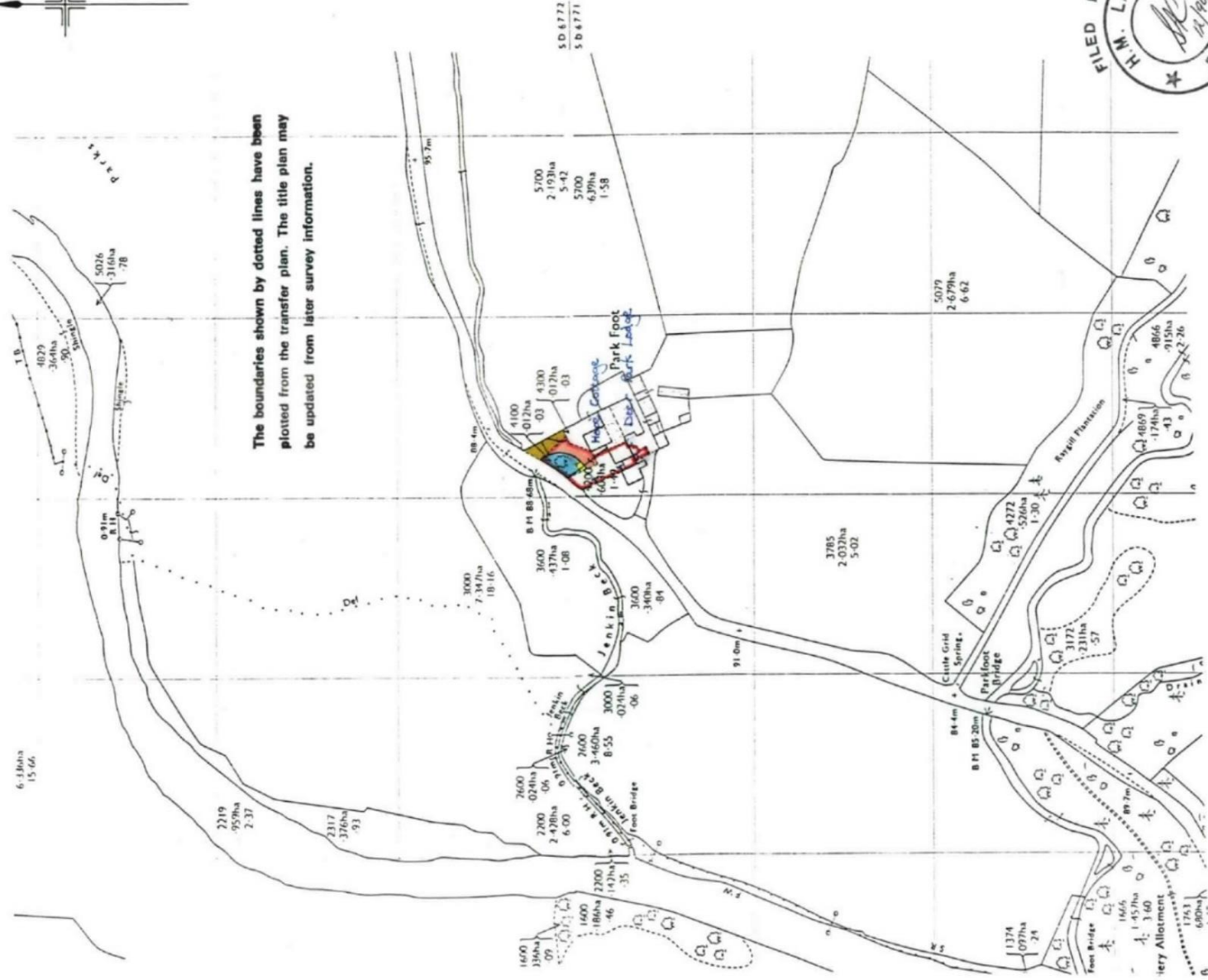
SD 6771 SD 6772

Scale
1/2500

COUNTY NORTH YORKSHIRE

DISTRICT CRAVEN

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