

# 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: REDUCED to £375,000 Region**



**Council Tax Band: E**

**Tenure: Freehold**

**Energy Performance Certificate Band: C**

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF **T:** 015242 61444 **E:** [property@rturner.co.uk](mailto:property@rturner.co.uk) **W:** [www.rturner.co.uk](http://www.rturner.co.uk)

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

Tastefully improved 3 bed roomed 18<sup>th</sup> 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" 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:** Half boarded storage loft.

**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.***









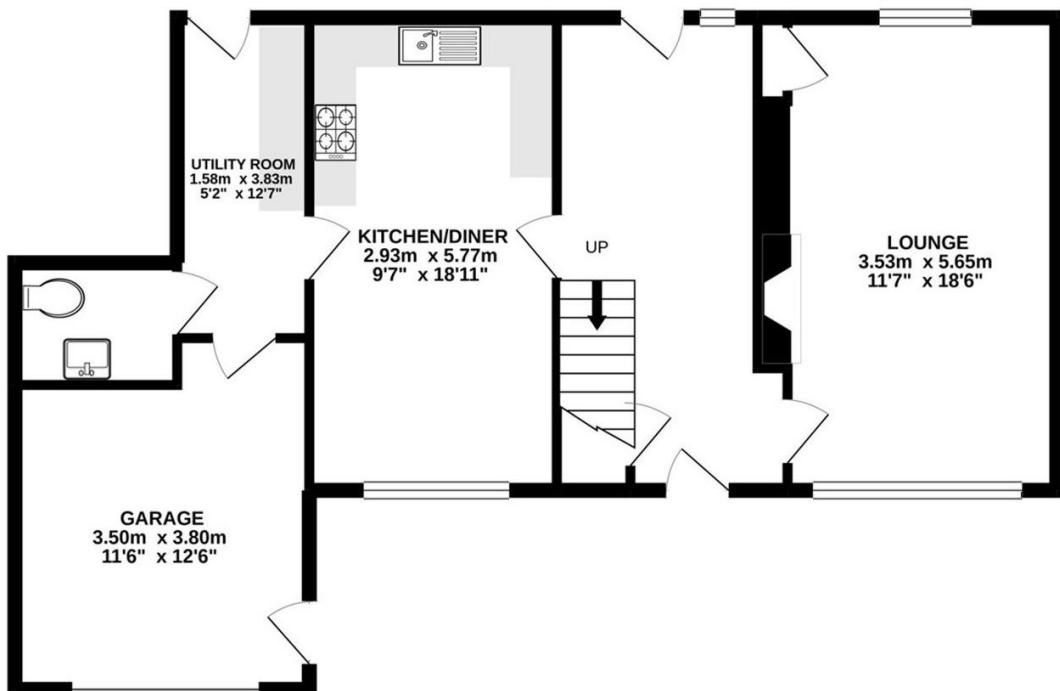
#### ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		102   A
81-91	B		
69-80	C	71   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

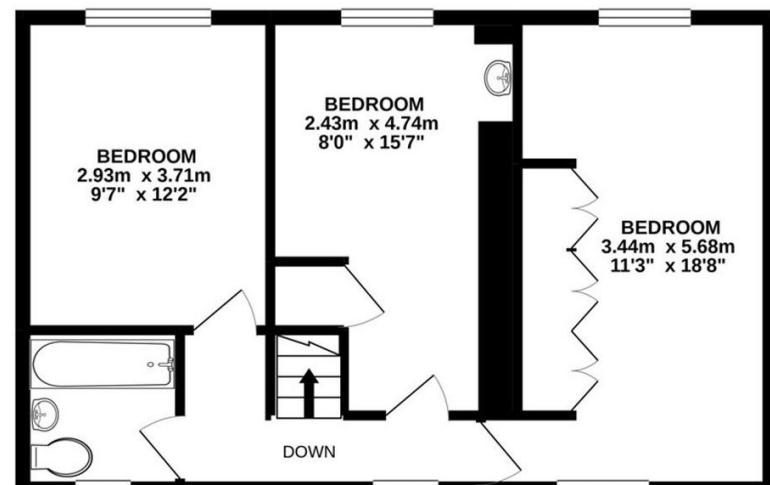


## FLOOR PLAN

### GROUND FLOOR



### 1ST FLOOR



Made with Metropix ©2020







**MISREPRESENTATION ACT 1967:**

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to these properties.

Richard Turner & Son. Royal Oak Chambers, Main Street, Bentham, LA2 7HF T: 015242 61444 E: [property@rturner.co.uk](mailto:property@rturner.co.uk)

