

# RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

## 6 NOOKDALE COTTAGES, INGLETON



Council Tax Band: D

Tenure: Freehold

Energy Performance Certificate Band: D

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## 6 Nookdale Cottages, Dumb Toms Lane, Ingleton, LA6 3DS

6 Nookdale Cottages was formally two cottages, now made into a single dwelling within a cluster of 3 other adjoining properties in a small quiet Hamlet down a private road. The property briefly comprises: Entrance porch, lounge, dining room, conservatory, snug, kitchen, ground floor bedroom and bathroom. To the first floor are two further bedrooms and bathroom. Outside are two gardens directly attached to the cottage. Across from the house is a further piece of land extending to approximately 0.76 Acres mainly laid to lawn with mature trees and shrubs. Please note there is a lightly used public footpath which runs along the boundary of the land. There is off road parking for several vehicles and a garage. Viewing is essential to fully appreciate the flexible accommodation and extensive extra gardens. **NO CHAIN DELAY.**

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

**Directions:** Via */// what3words: seashell.recipient.drunk*

### Ground Floor:

#### **Entrance Porch:**

Double glazed/UPVC porch, laminate floor, coat hooks and double glazed door leading into the Dining Room.

#### **Dining Room:**

16'7 x 12'8 (5.05m x 3.86m) Feature cast iron multi-fuel stove with back boiler to heat the water. Double glazed window to the side, electric wall mounted heater, beams to the ceiling and tiled floor. Telephone point and television ariel point. Central ceiling light – opening into the Kitchen.

#### **Kitchen:**

8'7 x 6'4 (2.62m x 1.93m) Having a range of wall and base units with contrasting work surfaces and part tiled walls. Integrated electric oven and hob. Plumbed for washing machine and space for a fridge freezer. Double glazed window to the rear with tiled sill. One and a half bowl sink unit with mixer tap. Beams to the ceiling, shelving, central ceiling light and linoleum flooring.

#### **Conservatory:**

13'5 x 10'7 (4.09m x 3.23m) UPVC/glazed conservatory with double patio doors leading onto the garden. Wood laminate flooring.

#### **Inner Hallway:**

Two radiators, linoleum flooring, coat hooks and loft access.

#### **Ground Floor Bathroom:**

Three-piece white suite comprising: Panelled bath with shower over and glazed screen, low flush WC and pedestal wash hand basin, tiled shelf, built in airing cupboard and wall mounted fan heater. Beam to the ceiling and central ceiling light.

#### **Ground Floor Bedroom:**

11'10 x 9'5 (3.61m x 2.87m) Double glazed window to the side and a Velux window to the ceiling. Radiator, beams to the ceiling and central ceiling light.

#### **Snug:**

15'2 x 9'7 (4.62m x 2.92m) Double glazed window to the front and side, feature beams, shelving, television point, telephone point and a radiator. Central ceiling light.

#### **Main Lounge:**

25'6 x 14'0 (9.25m x 4.32m) Feature multi-fuel cast iron stove on a stone hearth and tiled back. Double glazed bay window and double glazed door to the front onto a garden area. Wood laminate flooring, wall mounted electric heater and central ceiling point. Understairs storage cupboard with shelving, coat hooks and light. Stairs to the first floor.

### First Floor:

#### **Landing:**

Central ceiling light and loft access.

#### **Bedroom 1:**

14'4 x 12'3 (4.37m x 3.73m) two double glazed windows and central ceiling light.

#### **Bedroom 2:**

14'0 x 9'2 (4.27m x 2.79m) Two steps up into the 2<sup>nd</sup> bedroom with double glazed window to the side, beams and central ceiling light (this is a flying freehold over the property next door)

#### **Bathroom:**

Three piece white suite comprising: Low flush WC, pedestal wash hand basin and a pannelled bath with shower attachment over and glazed screen. Part tiled walls. Heated towel rail, extractor fan, central ceiling light and built-in airing cupboard.

### Outside:

#### **Garden from the main lounge:**

Mainly laid to lawn with some flower and shrub borders. Electric meter cupboard and hard standing patio area from the lounge door.

#### **Garden off the conservatory:**

Gravelled patio area. Lawn with flower borders incorporating geraniums, peonies, iris, daisies and honeysuckle (to name a few). Timber gate, fencing and stone wall to the side. Stone path leading to the side porch and entrance. Opposite is off road parking Detached timber garage.

#### **Land across from the Cottage:**

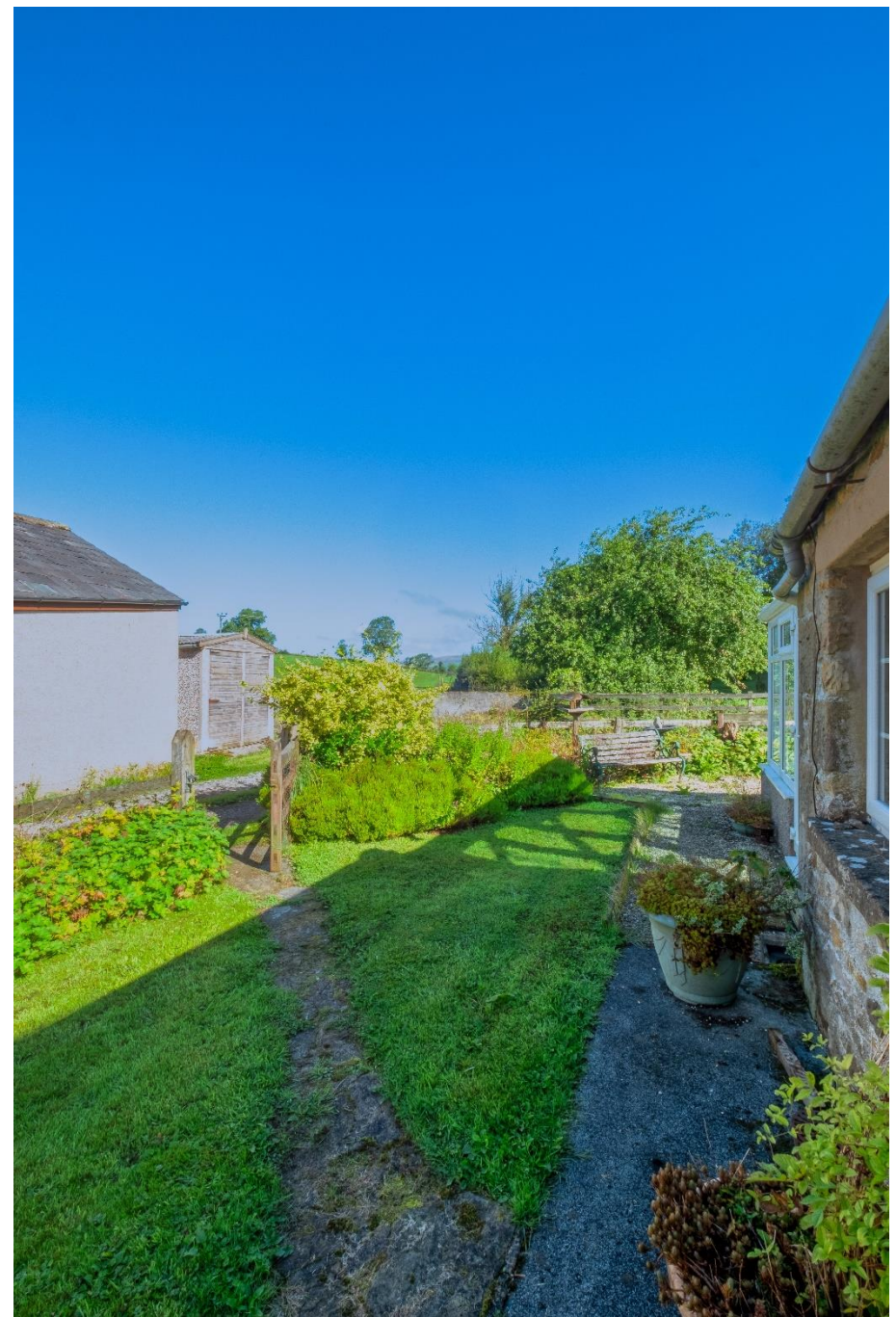
Piece of land extending to approximately 0.76 Acres mainly laid to lawn with mature trees, shrubs and a stream running down to the side. ***Please note there is a lightly used public footpath which runs along the edge of the stream.***

#### **Utilities:**

Mains water, electricity connected and small sewage treatment plant.

#### **Network / Broadband:**

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.













## Floor Plans

# Nookdale Cottages

### Energy Performance Certificate

| Energy Efficiency Rating                    |           |                                                                                   |
|---------------------------------------------|-----------|-----------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                         |
| Very energy efficient - lower running costs |           |                                                                                   |
| (92+) <b>A</b>                              | <b>60</b> | <b>76</b>                                                                         |
| (81-91) <b>B</b>                            |           |                                                                                   |
| (69-80) <b>C</b>                            |           |                                                                                   |
| (55-68) <b>D</b>                            |           |                                                                                   |
| (39-54) <b>E</b>                            |           |                                                                                   |
| (21-38) <b>F</b>                            |           |                                                                                   |
| (1-20) <b>G</b>                             |           |                                                                                   |
| Not energy efficient - higher running costs |           |                                                                                   |
| England, Scotland & Wales                   |           |                                                                                   |
| EU Directive 2002/91/EC                     |           |  |

Approximate Gross Internal Area = 143.2 sq m / 1541 sq ft

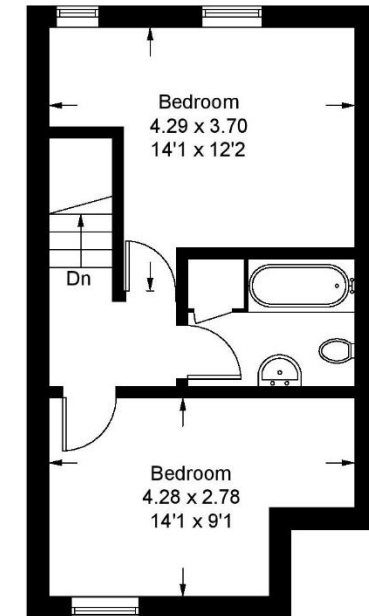
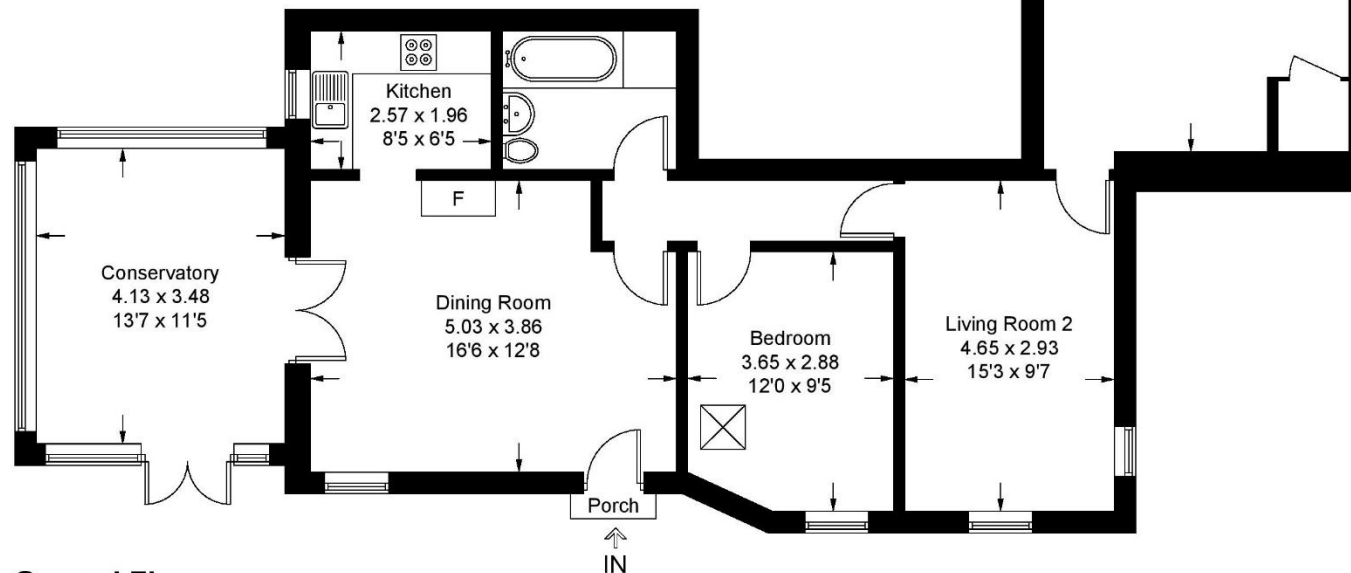


Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID1113598)





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.***





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