

**DRAFT**



## **HOLLY BANK**

**Rarber Top Lane/Langber End Lane, Ingleton, LA6 3DR**

**Price: £750,000 Region**

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

A lovely detached residence set in circa 1 acre of attractive surrounding private garden grounds and having spacious accommodation incorporating 2 reception rooms, modern fitted breakfast kitchen, fully fitted scullery/back kitchen, walk-in pantry, study, conservatory and 3 bedrooms including main bed en-suite together with enjoying fabulous rural views from all principal rooms and also benefitting from garaging for 3 vehicles and a separate workshop.

The property occupies a fabulous peaceful open rural location with spectacular long distance rural views to Ingleborough Peak and the Forest of Bowland Fells yet is conveniently situated just 1 mile south of Ingleton village just a couple of minutes off the A65 Kendal/Skipton trunk road.

Clapham village 2 miles, Kirkby Lonsdale 7 miles,  
Settle and the Yorkshire Dales National Park 8 miles approx.

Council Tax Band F

Energy Performance Certificate Band \*\*\*

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## Accommodation Comprising

Oil fired central heating, full UPVC sealed unit double glazing and hot water solar panels installed.

### Ground Floor:

#### **Reception Hall:**

17'11 x 3'11 (5.46m x 1.19m) Open staircase, cornice, center light, radiator, smoke alarm.

#### **Lounge:**

14' x 13'11 (4.27m x 4.24m) Wood surround fireplace housing "Stovax Cassette" smokeless wood fire, cornice, dual aspect windows, center light fitting, wall lights, radiator, TV point.

#### **Sitting Room:**

13'11 x 13'5 (4.24m x 4.09m) False Victorian style fireplace (*chimney blocked off/capped*), cornice, dual aspect windows, picture rails, picture lights, center light, 2 x radiators.

#### **UPVC Conservatory:**

13'10 x 9'1 (4.22m x 2.77m) Central fan light, radiator.

#### **Study/4<sup>th</sup> Bedroom:**

13'4 x 5'10 (4.06m x 1.78m) picture rails, center light, radiator.

#### **Kitchen:**

14' x 13'10 (4.27m x 4.22m) Comprehensive fitted cupboards and units with 1½ bowl sink and drainer integrated into "Corian" worktop, built in "Bosch" oven, induction hob with overhead extractor canopy and fridge recess, tiled splash backs, tiled flooring, center light, 2 x wall radiators.

#### **Walk-in Pantry:**

13'5 x 7'4 (4.09m x 2.24m) Slate keeping shelves, fitted wall shelves, strip light, electric consumer unit, standing areas for fridge and freezer.

#### **Inner Vestibule:**

Under stairs storage area, tiled flooring.

#### **Scullery/Back Kitchen:**

13'6 x 10'7 (4.11m x 3.23m) Comprehensive fitted cupboards and units incorporating stainless steel single drainer sink unit, integrated dish washer, auto washer recess, tiled flooring, strip light, oil fired central heating boiler.

### First Floor:

#### **Landing:**

9'6 x 6'3 inc. stairs (2.90m x 1.91m inc. stairs) **Large ½ landing window with fabulous views to Ingleborough Peak.** Loft access, picture rail, dado rail, center light fitting.

#### **Bathroom:**

9'6 x 9'2 min (2.90m x 2.79m min) Free standing roll top bath on ball and claw feet, WC, pedestal wash hand basin and tiled shower cubicle. Tiled dado, center light, radiator, chrome heated towel rail, auto vent.

#### **Main Bedroom 1:**

18'4 x 11'10 (5.59m x 3.61m) **Twin windows with fabulous views to Bowland Fells.**

Full width fitted wardrobes, coving, 2 x center lights, 2 x radiators.

**En-Suite:** 11'6 x 6' (3.51m x 1.83m) Comprising corner Jacuzzi bath with fitted shower glass screen and tiled splash backs, WC and vanity wash basin unit, tongue and groove dado, center light, radiator, auto vent.

### Bedroom 2:

15'3 x 13'5 (4.65m x 4.09m) *Lovely long distance rural views to Bowland Fells.*  
Cornice, picture rail, center light fitting, radiator.

### Bedroom 3:

13'5 x 12'3 (4.09m x 3.73m) *Fabulous rural views to Ingleborough Peak.*  
Coving, picture rail, center light, radiator.

### Outside

Private driveway with twin entrances leading to circa 1 acre surrounding garden grounds incorporating ample parking/turning area, ornamental pond, wildlife meadow habitat, mature wooded glade and mature orchard area.

Outside tap.

Outside **WC** 4'7 x 2'11 (1.40m x 0.89m) with wash hand basin, wall light and quarry tiled floor.

Stone faced **double garage** 20' x 18' (6.10m x 5.49m) with twin up and over doors and light and power installed.

**Garage/Workshop -Workshop area** 15'2 x 11' (4.62m x 3.35m) with light and power installed.

Open to:-

**Garage area** 18'4 x 11' (5.59m x 3.35m) with up and over door and light and power installed.

South and West facing **paved sun terrace.**

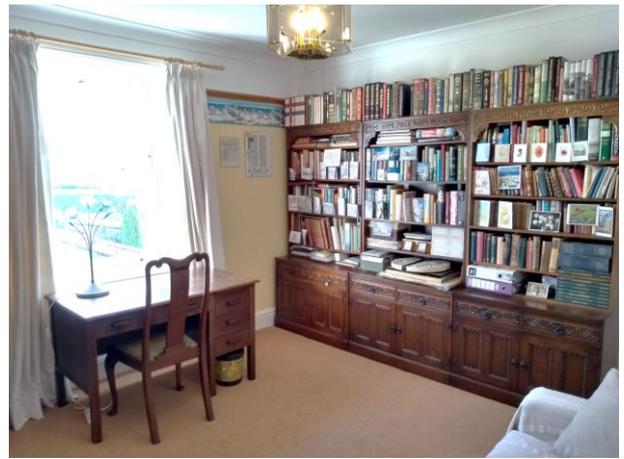
Steel profile **garden shed** 9' x 9' (2.74m x 2.74m).

Modern bunded and alarmed central heating oil storage tank.















**Services:**

Mains water and electricity; private septic tank drainage connected.

**Tenure:**

Freehold with vacant possession upon completion.

**Solicitors:**

To be confirmed.

**Agents:**

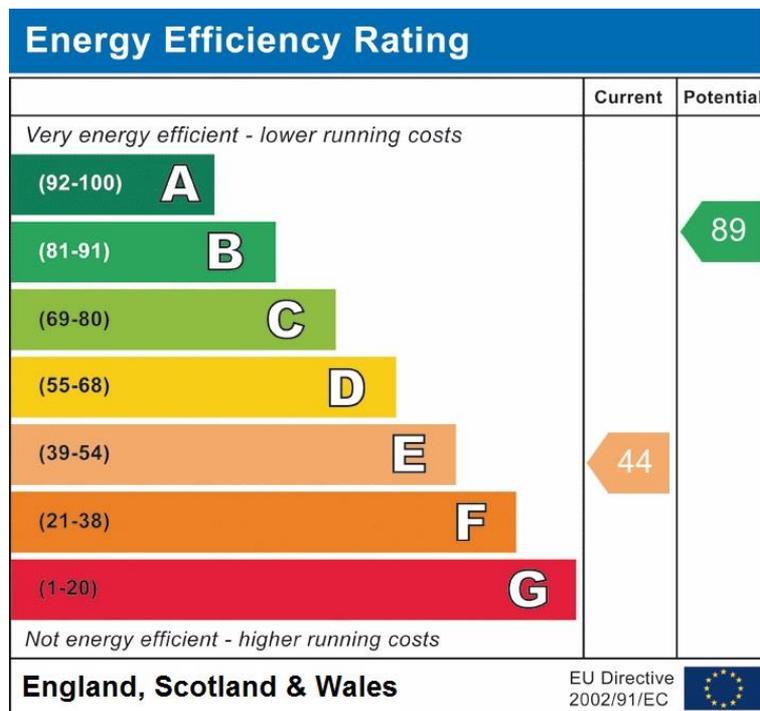
Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF.

Tel: 015242 61444. **Through whom all offers and negotiations should be conducted.**

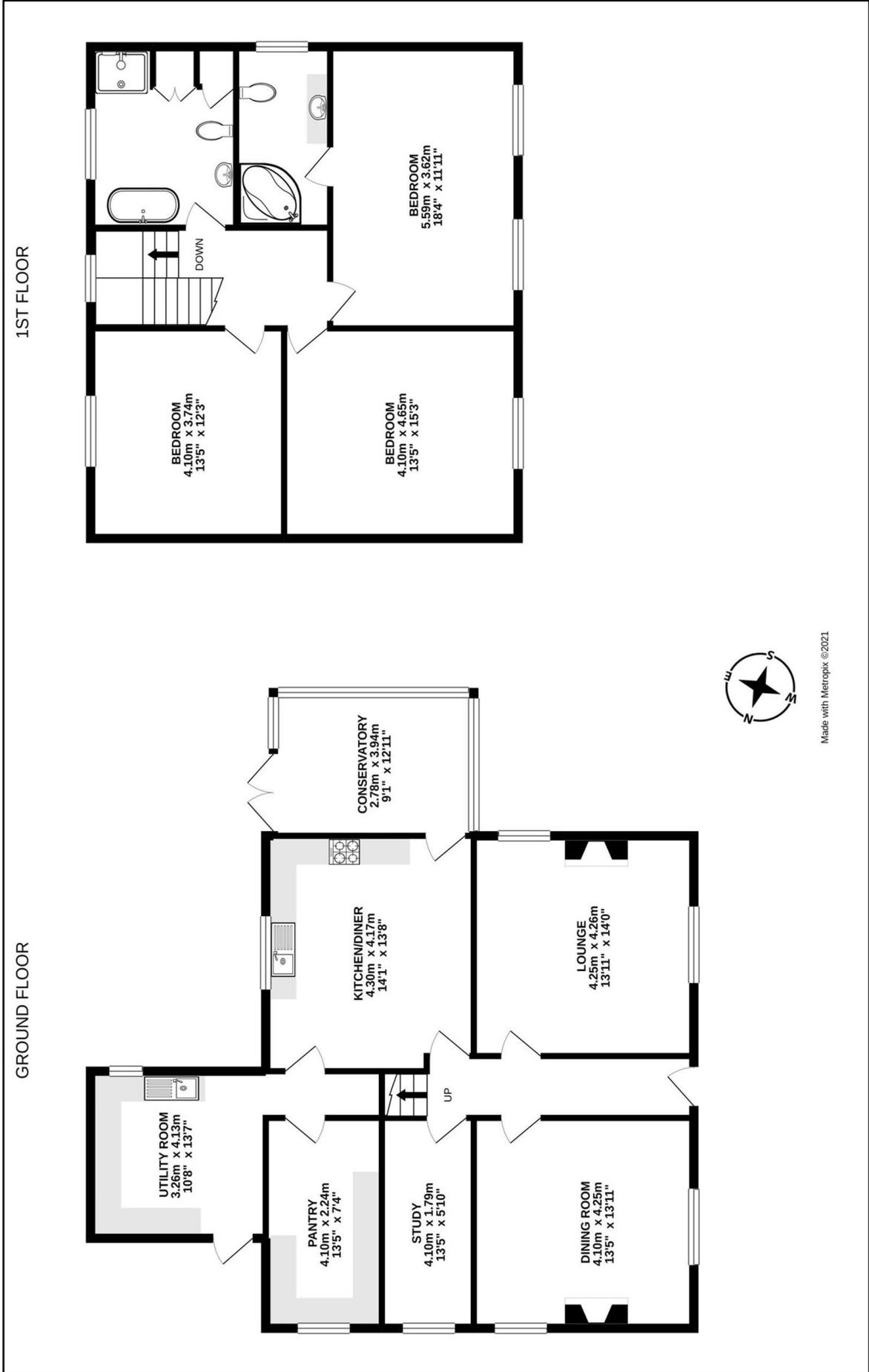
N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

**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



# Floor Plans



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Copy Title / Boundary Plan

*Awaiting Plan*

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