

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

- Est 1803 -

SCAR END BARN, INGLETON, LA6 3JH

PRICE: O.I.R.O £530,000



Council Tax Band: G

Tenure: Freehold

EPC Band: E

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF T: 015242 61444 E: property@rtturner.co.uk W: www.rturner.co.uk

SCAR END BARN, INGLETON, CARNFORTH, LA6 3JH

Scar End Barn – A beautifully appointed stone barn conversion in an idyllic Dales hamlet.

Set within the picturesque hamlet of Twistelton, just 1.5 miles from the vibrant village of Ingleton, Scar End Barn is an exceptional detached stone-built property combining traditional craftsmanship with refined modern comfort. Originally converted in the 1980s and thoughtfully enhanced throughout ever since, this charming home offers a unique combination of generous accommodation and unrivalled sweeping views across the magnificent Yorkshire Dales landscape.

Ground Floor Accommodation

The property is accessed via a timber doorway in the gable elevation, opening into a welcoming timber-floored entrance foyer. The kitchen features bespoke timber cabinetry with granite worktops, a full-height bespoke timber larder cupboard, exposed timber beams and a large picture window above the double drainer sink. Additional features include a breakfast bar, creating an ideal sociable family kitchen, plumbing for a washing machine and dishwasher, and a large electric Rangemaster oven.

The adjoining dining area is a light-filled space with a full-height ceiling, exposed beams and a large glazed former barn door providing access to a secluded patio seating area. Glazed double doors lead through to the spacious living room, which benefits from a pitched ceiling, exposed beams, multiple windows and double patio doors opening onto the main garden. An exposed stone feature wall and multi-fuel stove provide warmth and character, making this an inviting space throughout the year.

The ground floor also includes a generous double bedroom with timber flooring, fitted wardrobes and a contemporary en-suite comprising a fitted bath, wash basin and WC with luxury tiled walls. A separate family bathroom offers a walk-in shower, pedestal wash basin and WC with fully tiled walls and floor. To the rear of the property, a well-proportioned home office provides a quiet and practical workspace, ideal for remote home working.





First Floor Accommodation

Carpeted stairs from the dining area lead to a bright landing overlooking the kitchen and dining areas. The impressive principal bedroom features exposed timber beams, timber flooring, fitted wardrobes and multiple windows with far-reaching countryside views. The en-suite bathroom is finished to a high standard, incorporating a roll-top freestanding bath, walk-in shower, wash basin, WC and ceiling spotlights.

Bedroom three is also located on the first floor and offers a cosy guest or children's room with fitted carpet and charming outlook onto the surrounding landscape.

Externally

The property benefits from a private gated gravel driveway providing parking for at least two vehicles, along with a well-maintained mature garden laid mainly to lawn with patio seating areas. There is also a useful detached workshop/utility building situated beneath the flying freehold of No. 2 Scar End Cottage, housing the oil tank, oil boiler and borehole water filtration system.

Local Area

Located just 1.5 miles outside of the popular town of Ingleton, boasting an excellent range of everyday amenities, including independent shops, cafés, traditional pubs, a village post office, primary school, medical centre and pharmacy. The village also benefits from a public swimming pool, sports facilities and regular community events. Known as the 'Gateway to the Three Peaks', Ingleton provides direct access to the celebrated Yorkshire Dales National Park and exceptional walking, cycling, climbing, and fell-running routes, including the distinctive peaks of Ingleborough, Pen-y-ghent, and Whernside.





GENERAL REMARKS

Services: The property benefits from mains electricity and a shared borehole supply. Heating and hot water is provided by an oil boiler. Sewage drainage is via a private package treatment plant located within the garden of the property. The property is understood to benefit from a 'B4RN' fibre optic internet connection.

Please note, Richard Turner and Son have not tested any of the above services and purchasers should satisfy themselves as to the presence and the working condition prior to exchange of Contracts.

Easements, Wayleaves and Rights of Way: The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, whether public or private and whether specifically mentioned or not. The property is accessed via the dead end adopted public highway leading from 'Oddies Lane, Ingleton' to Twistleton. We are not aware of any public rights of way which cross the property however, the 'Ingleton Waterfalls Trail' does pass along the track to the immediate north of the property.

Local Planning Authority: To whom all planning enquiries are to be directed: Yorkshire Dales National Park Authority, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL. Email: planning@yorkshiredales.org.uk

Flooding: The property is not known to have suffered from flooding in the last five years and is classified as being at 'Very Low Risk' from surface water or river flooding according to www.gov.uk/check-long-term-flood-risk

Designations: The property is noted to be located entirely within the Yorkshire Dales National Park.

Photo's plans and measurements: The plans, photos and measurements provided within the sales particulars are provided for identification purposes only and do not form part of the sale contract and the purchaser will have deemed to have fully satisfied themselves as to the description and neither the vendor nor the vendor's agent will be responsible for defining the boundaries or ownership thereof.

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

Viewings: Strictly by prior appointment with the selling agents Richard Turner & Son. FAO Robert Spencer, Royal Oak Chambers, Bentham, Lancaster, LA2 7HF. Tel: 015242 61444

Title and Tenure: Freehold with the benefit of vacant possession.

Method of Sale: Private Treaty.

Local Authority: Craven District Council

Listed Building: The property is not believed to be listed.

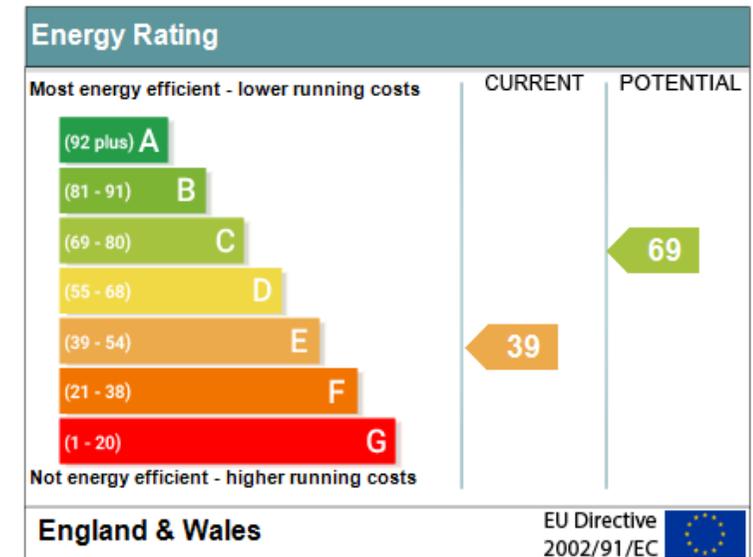
Council Tax: Band G

EPC Band: E

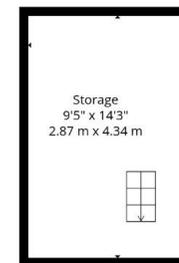
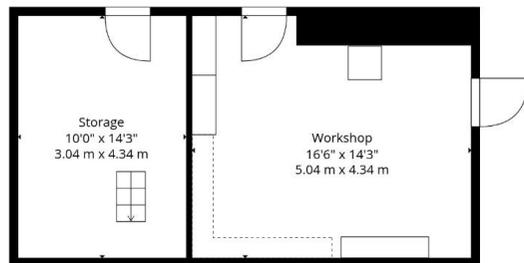
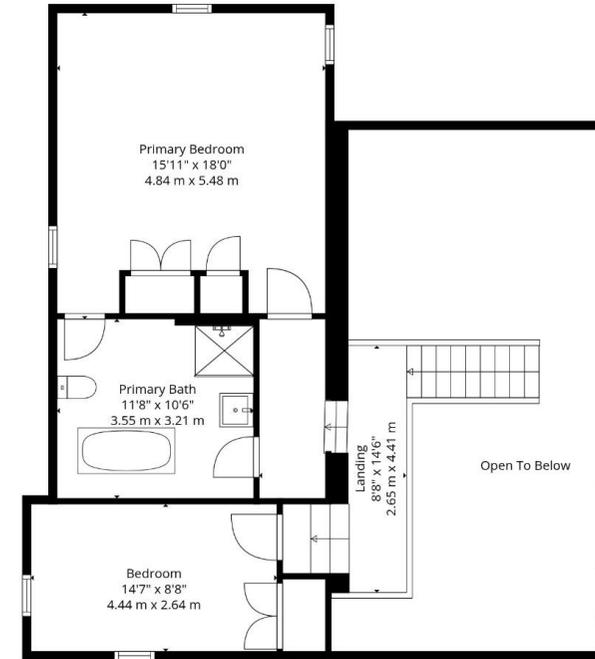
ENERGY PERFORMANCE CERTIFICATE

Address: Scar End Barn, Ingleton, CARNFORTH, LA6 3JH

RRN: 9626-3058-9202-9196-9204



FLOOR PLAN



1st Floor

2nd Floor

TOTAL: 2227 sq. ft, 207 m²

1st floor: 1541 sq. ft, 143 m², 2nd floor: 686 sq. ft, 64 m²

EXCLUDED AREAS: STORAGE: 266 sq. ft, 25 m², WORKSHOP: 235 sq. ft, 22 m², OPEN TO BELOW: 419 sq. ft, 39 m², LOW CEILING: 16 sq. ft, 1 m², WALLS: 245 sq. ft, 22 m²









Richard Turner & Son. Royal Oak Chambers, Main Street, BENTHAM, LA2 7HF T: 015242 61444 E: property@rturner.co.uk
Richard Turner & Son. Old Sawley Grange, Gisburn Road, Sawley, CLITHEROE, BB7 4LH T: 01200 441351 E: sawley@rturner.co.uk



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