

PT92



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

**Price: £350,000 Region**

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

Tastefully improved 3 bedroomed 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 popular Dales Tourist Centre of Ingleton and the rural market town of High Bentham.

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

**"B4RN" Hyperfast Broadband connected.**

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF

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**Accommodation featuring full sealed unit double glazing, mains gas fired central heating and pine board and batten doors / 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, built in electric oven, ceramic hob, extractor hood, dish washer recess, fridge recess and work surfaces with tiled splashbacks. 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)

New gas fired central heating boiler 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:**

12'6" x 9'1" max  
(3.81m x 2.77m)

(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.

**Master 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 splashback, built in wardrobe cupboard, exposed beams, large window with low sill, radiator, center light.

**Outside:**

**Front:**

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

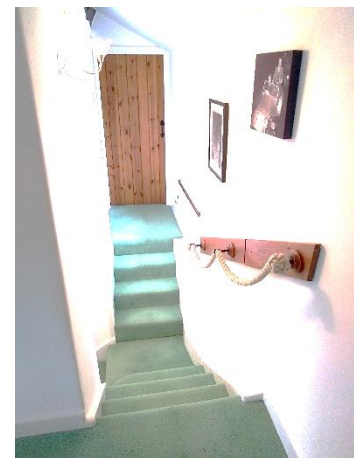
**Rear:**

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













- Services:** Mains water, electricity and gas connected. Shared private drainage. **"B4RN" Hyperfast Broadband connected.**
- Tenure:** Freehold with vacant possession upon completion
- Council Tax Band:** *Please Note: The property council tax band has been temporarily deleted from the council list due to the property having been let over recent years as a holiday cottage; however the previous listing was band 'E' (and £2348.00 was paid by the vendor for April 2019 – April 2020)*
- Solicitors:** Angela Viney Conveyancing Services, 213 Halifax Road, Lindley, Huddersfield, West Yorkshire, HD3 3RG. Tel: 01484 443 995.
- 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.**

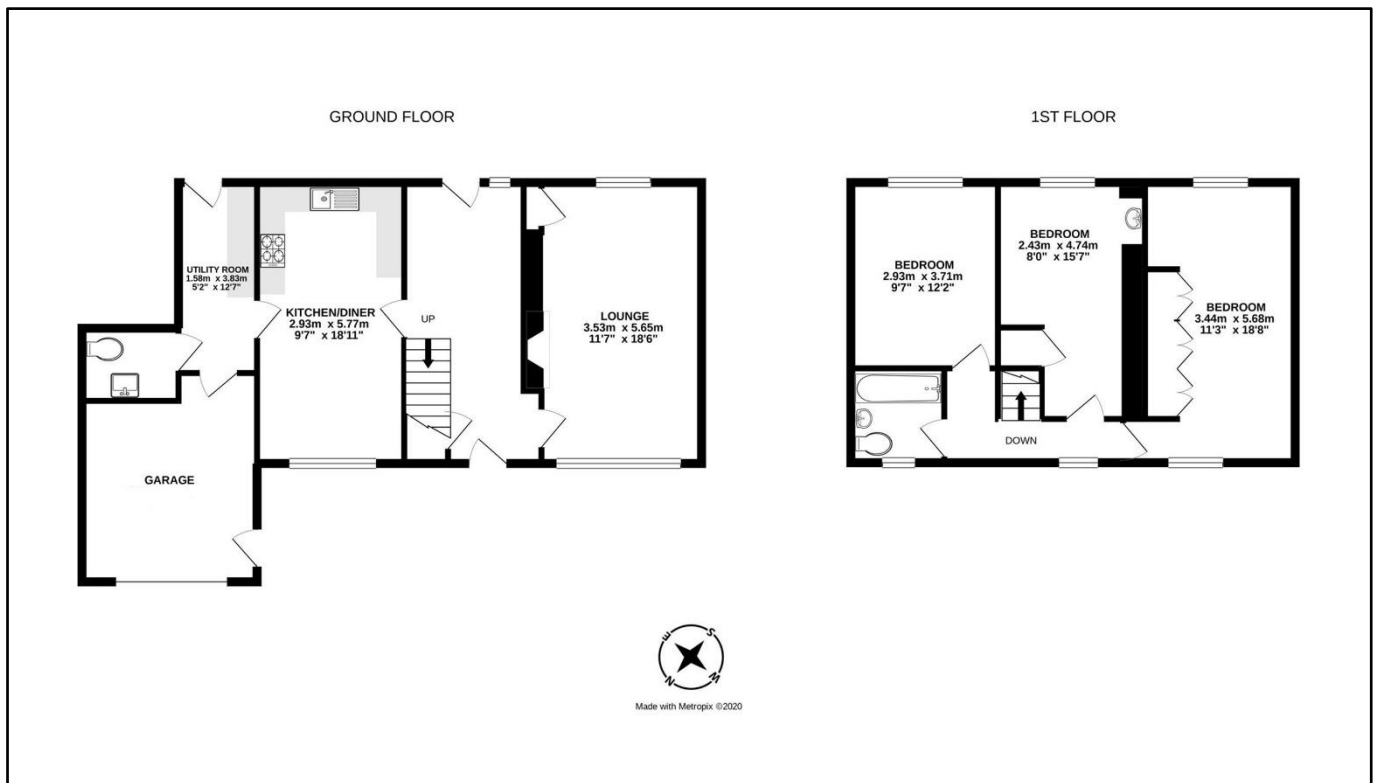


## Energy Performance Certificate

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

View full certificate [Here](#)

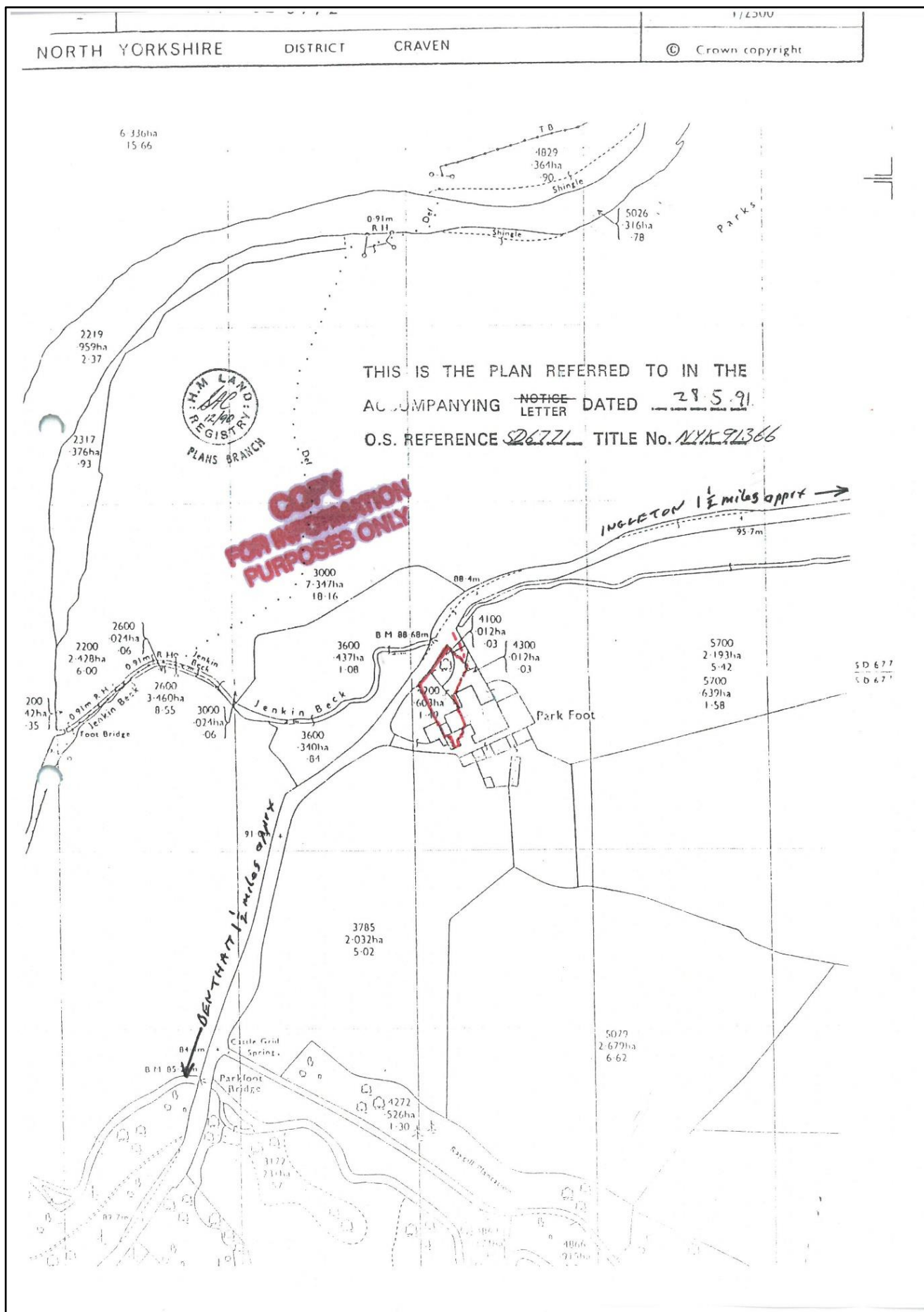
### Floor Plan



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.

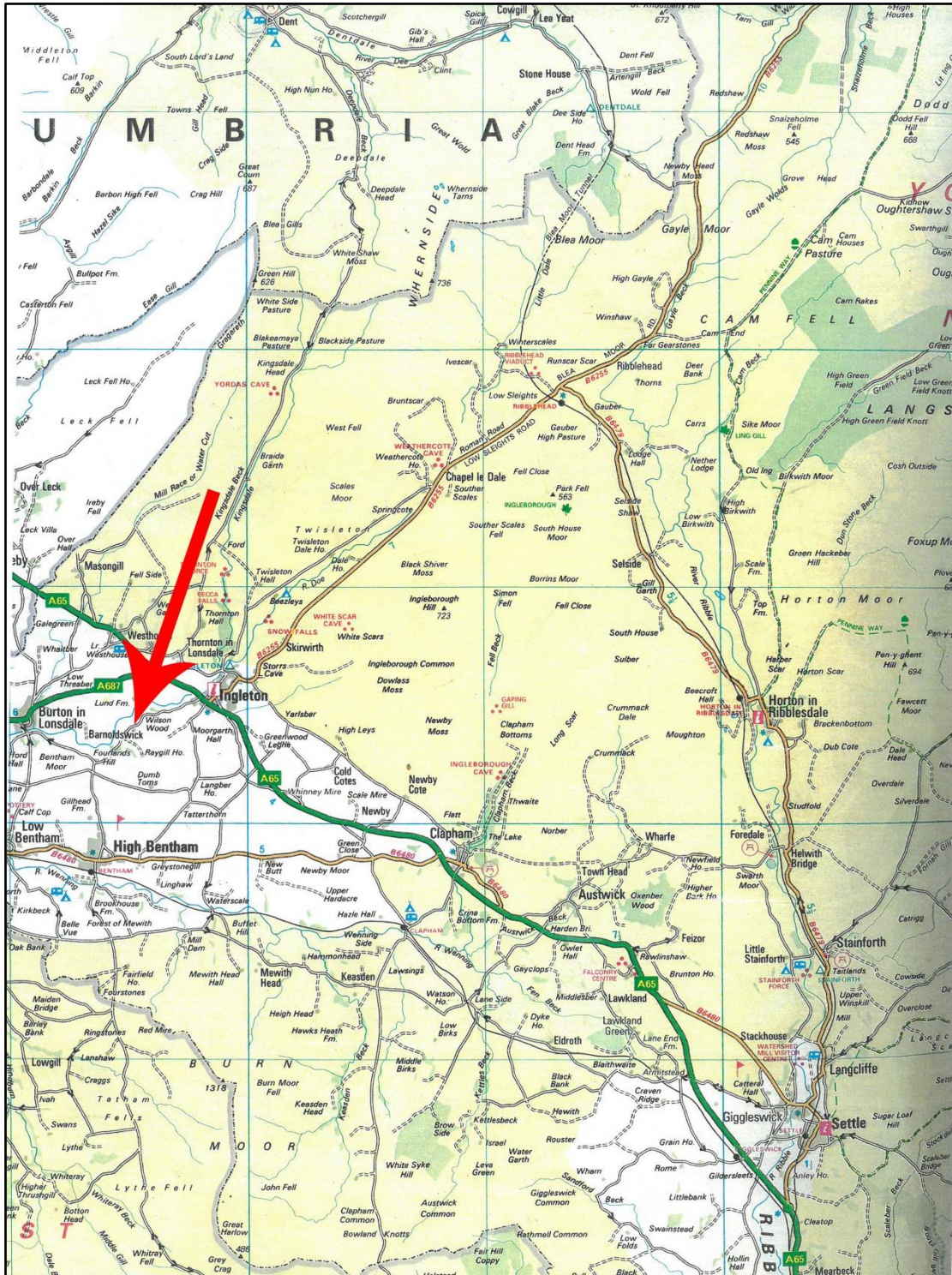
*Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation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

**Copy Title / Boundary Plan**





## Location Plan



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