

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

CRAG FOOT, CHAPEL LE DALE, LA6 3JG

PRICE: O.I.R.O: £450,000



Council Tax Band: D

Tenure: Freehold

EPC Band: E

Chain Free

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CRAG FOOT, CHAPEL LE DALE, CARNFORTH, LANCASHIRE, LA6 3JG

Converted in 2006, Crag Foot is a unique property set in the heart of the Yorkshire Dales National Park. Surrounded by breathtaking scenery, it offers a rare opportunity to own a home in one of the UK's most picturesque and sought-after rural locations.

Whether you're looking for a turnkey property ready to move into, or a place to personalise and transform into your 'forever home', Crag Foot offers the perfect opportunity for both. Its spacious layout and well-proportioned grounds make it ideal for those who love spending time outdoors—whether gardening, entertaining, or exploring the surrounding countryside.

Located in an area renowned for walking, cycling, and outdoor pursuits of all kinds, Crag Foot is perfectly positioned for nature lovers and adventure seekers alike.

Ground Floor Accommodation

Accessed via a convenient timber door set into the gable wall, the first floor opens into a welcoming hallway that includes a downstairs WC and a spacious utility room, complete with fitted cupboards and worktops—ideal for practical day-to-day living.

The heart of the home is the generous kitchen-dining room, featuring parquet flooring, a range of fitted base and wall units, a double high-level electric oven, and ample space for entertaining. Large timber-framed double-glazed windows frame stunning views of Ingleborough, making every meal a scenic experience.

Stretching the full width of the property, the living room offers a cosy retreat with a substantial log-burning stove and double-glazed doors that open into a bright, south-facing conservatory. With a tiled floor and half-height glazed walls, the conservatory provides the most impressive vantage point of Ingleborough within the home. French doors lead directly into the garden, creating a seamless indoor-outdoor living experience.

To ensure comfort throughout the seasons, the entire first floor benefits from underfloor heating, keeping the space warm and inviting all year round.





First Floor Accommodation

A carpeted timber staircase leads from the kitchen to the first floor, where all rooms are accessed via a central carpeted landing. The property offers three generously sized double bedrooms, each enjoying commanding views of Ingleborough, and a fourth single bedroom that can also serve as a home office. The first floor also includes a family bathroom fitted with a bath and overhead shower, WC, and pedestal sink, as well as a practical airing cupboard for additional storage. Heating throughout the first floor is provided by wall-mounted radiators, ensuring comfort in every room.

Externally

The property benefits from a large, enclosed south facing lawn and paved garden with commanding views towards the distinctive hill of Ingleborough which offers an ideal space for summer entertaining. The detached single storey garage located on the opposite side of the quite public highway provides a hugely useful and secure storage space.

For those seeking a little extra land, an adjoining 0.58-acre parcel of agricultural pasture is available by separate negotiation. This offers an excellent opportunity for buyers interested in a small paddock conveniently located near the property.

Local Area

Nestled in the heart of the Yorkshire Dales National Park, Chapel-le-Dale offers a peaceful rural retreat ideal for those looking to escape the hustle and bustle. Whether you're seeking a secluded hideaway or a base for outdoor adventures, this location is perfect for exploring the stunning Dales on foot or by bike.

Despite its tranquil setting, the property is just a 10-minute drive from the vibrant town of Ingleton, where you'll find a range of amenities including shops, cafes, and schools.



GENERAL REMARKS

Services: The property benefits from mains water and electricity supplies. Heating is provided by an oil boiler with the ground floor being heated by underfloor heating and the first floor being heated by wall mounted radiators. Sewage drainage is via a private 'Klargester' style 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. We believe that a private right of way exists across the patio to the south of the property which benefits the adjacent property known as 'Chapel House', this right of way is understood to be limited to pedestrian maintenance use only. We are not aware of any public rights of way affecting 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 and the SSSI known as 'Ingleborough SSSI'. Further information regarding the SSSI can be obtained from Natural England using the following link <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1001537>

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

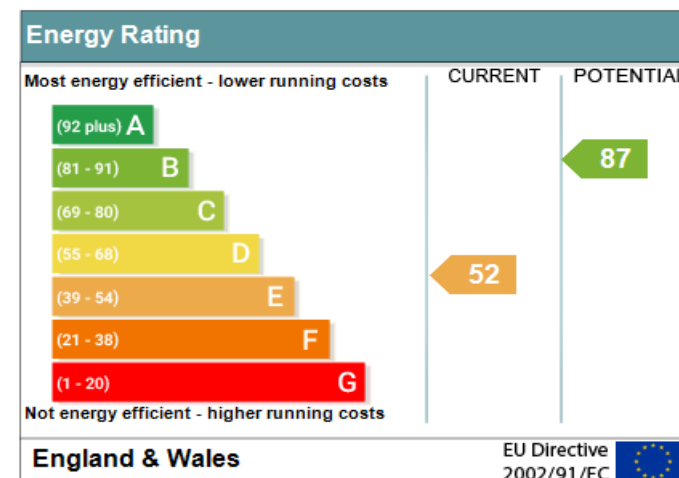
Listed Building: The property is not believed to be listed.

Council Tax: Band D

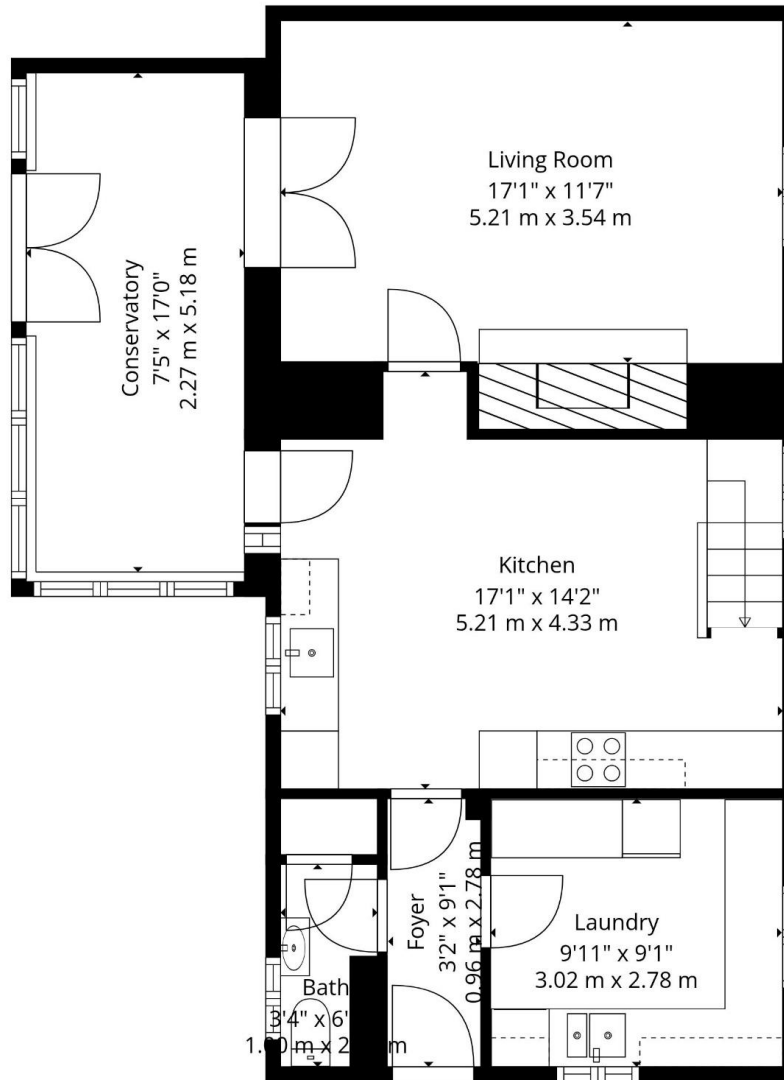
EPC Band: E

ENERGY PERFORMANCE CERTIFICATE

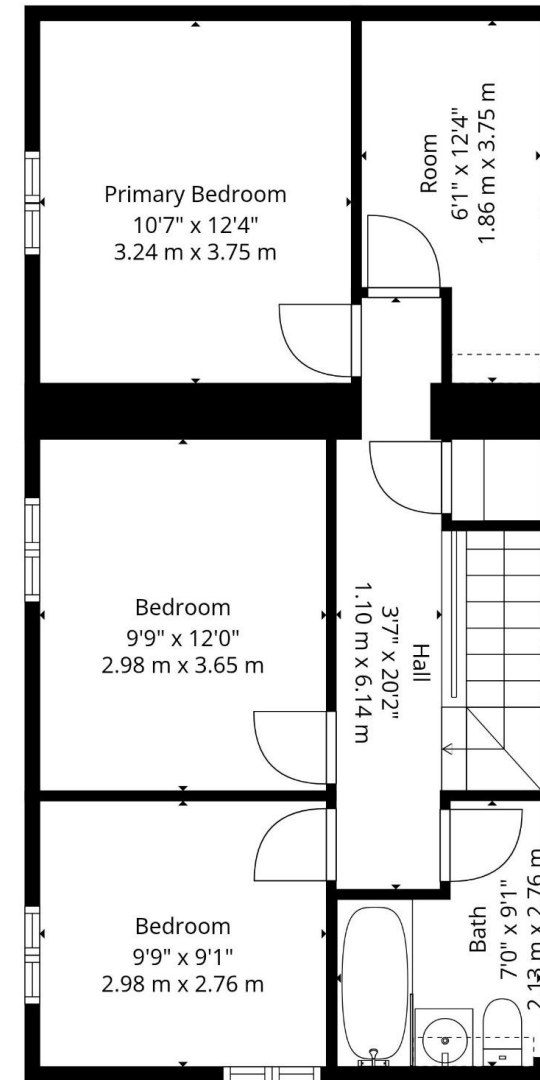
Address: Crag Foot, Chapel Le Dale, CARNFORTH, LA6 3JG
RRN: 6590-0972-0022-4525-3053



FLOOR PLAN



Floor 1

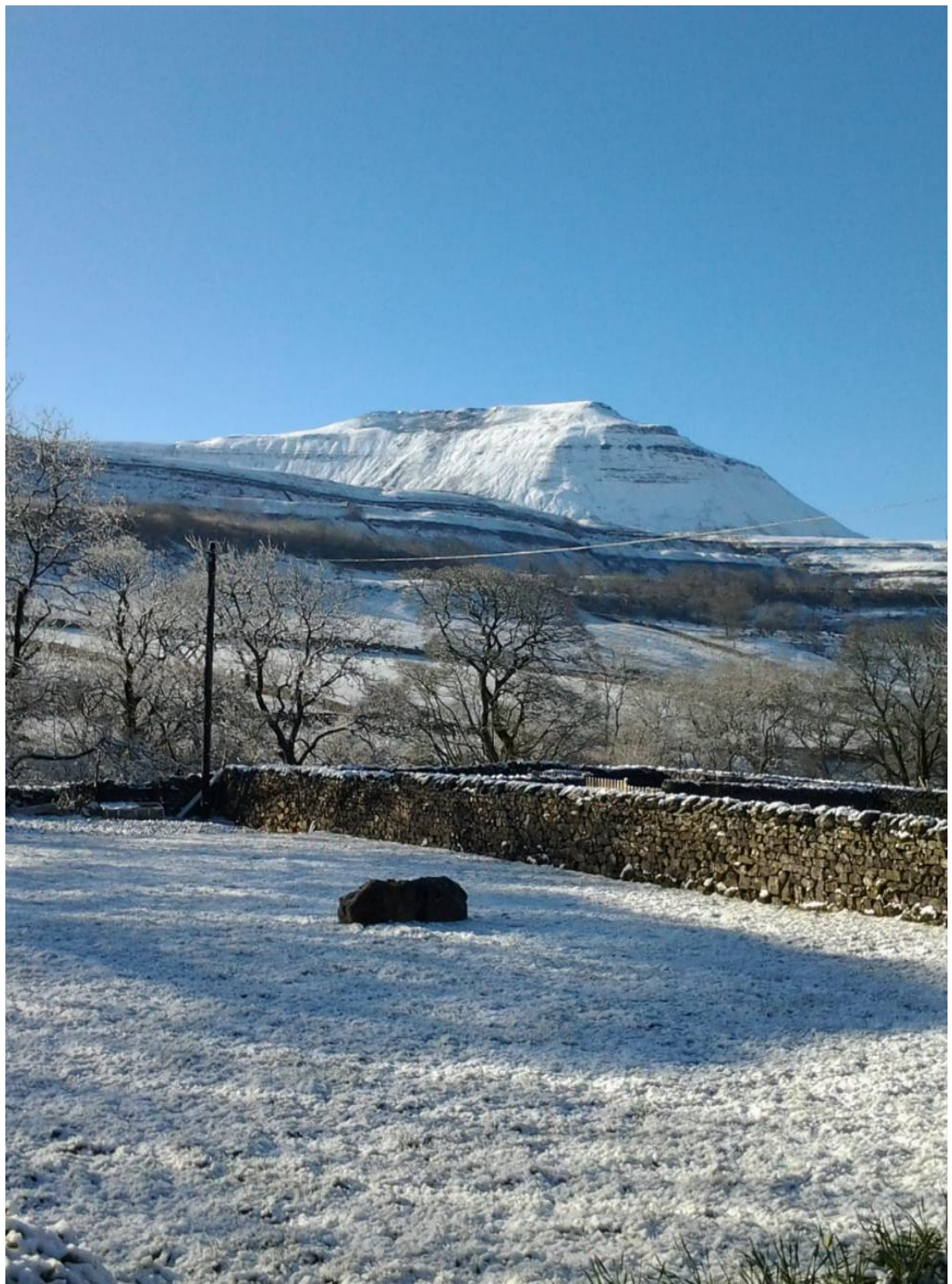


Floor 2

TOTAL: 1346 sq. ft, 125 m2
 FLOOR 1: 737 sq. ft, 68 m2, FLOOR 2: 609 sq. ft, 57 m2
 EXCLUDED AREAS: WALLS: 135 sq. ft, 12 m2

This Floorplan Is Intended For General Reference And Illustrative Purposes Only. Measurements, Floor Areas And Orientation Are Approximate. Produced By Mo Media.







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