

DEER PARK LODGE

£645,000

Park Foot, near Ingleton, LA6 3HR

Enjoying the most fabulous views of Ingleborough to the front, a substantial link detached stone and slate house with beautiful private gardens in a former farmstead setting.

Situated within a generous plot of 0.37 acres (0.15 hectares), the property is exceptionally spacious, c. 3863 sq ft (358.9 sq m) to include the garages, and now offers the next custodians an opportunity to modernise the current accommodation. Entrance hall, triple aspect sitting room, dining room, living kitchen, utility/laundry room and cloakroom. First floor double height landing, three double bedrooms, one being en suite and a house bathroom with balcony and two further double bedrooms, galleried landing and excellent undereaves storage to the second floor. Attached double garage, ample driveway parking and a garden store. The gardens are an absolute delight with three distinct areas; to the west a gravel garden with planted borders and to the south, a manicured lawn garden with rockery, pond, seating terrace, covered seating and mature planting and an elevated vegetable garden with fruit trees and elevated terrace.

A quiet and peaceful setting on the outskirts of Ingleton, highly accessible for road and rail links.





Welcome to **DEER PARK LODGE**

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Here's our **TOP TEN** reasons to love **Deer Park Lodge**:

- 1. The most spectacular views to the front** with an open aspect across countryside to majestic Ingleborough with most of the rooms enjoying this stunning vista.
- 2. It's really rather roomy** - set over three floors with characterful accommodation, the rooms are extremely generous and well-proportioned with a gross internal measurement of c. 3863 sq ft (358.9 sq m) to include the garage. The property has been well maintained but now offers the new owners an opportunity to modernise.
- 3. Come on in** - a flagged approach and covered porch with Doric columns leads into an entrance vestibule then into the hall, off which are two reception rooms: a triple aspect back to front sitting room and dining room, both with gas flame effect fireplaces and window seats to sit and simply take in the view.
- 4. Sociable living kitchen** - fitted with base and wall units with integral oven, grill, gas hob, refrigerator and microwave. Glazed double doors with windows either side flood the room with natural light and open up to the garden.
- 5. Practical utility/laundry room** - off the kitchen and with external access, this is a great space for muddy boots and dogs. There is also a two piece cloakroom.
- 6. Spacious landing** being a room in itself; it's light and bright with a feature stone arch and window and the second floor landing is galleried from above.
- 7. ... and so to bed** - to the first floor are three double bedrooms - the principal dual aspect bedroom has fitted wardrobes and an en suite five piece bathroom with a spa bath. The principal bedroom and bedroom 2 both enjoy the view of Ingleborough, as does the four piece bathroom, which also has double doors out onto a balcony. Bedroom 3 has an attractive outlook to the rear. The staircase with Velux continues to the second floor with two further double bedrooms, both open to the apex and a store cupboard.
- 8. Garaging and parking** - the block paved driveway with rockery and planted borders provides excellent parking and turning for visiting family and friends. Attached to the house with access from the utility room is a double garage, which has been divided internally to provide a garage and workshop. The garage has up and over doors, power, light and mezzanine storage.
- 9. Beautiful gardens with three distinct areas** c. 0.37 acres (0.15 hectares) - the first, and accessed from the living kitchen and the utility room, is a west facing, low maintenance gravel garden with planted borders. A door leads through to a lovely, private south facing walled garden with large lawn, planted rockery, pond and seating terraces, both open and covered. There is also a useful garden store. A path leads up to an elevated garden with vegetable plots, fruit trees and a small flagged terrace overlooking the main garden with attractive views.
- 10. Close to the Yorkshire Dales National Park** and surrounded by magnificent countryside please turn to page 5 for more information on the area.







Quiet and peaceful setting and stunning Ingleborough views...

Situated close to the **Yorkshire Dales and Lake District National Parks** and the **Forest of Bowland AONB** the area is perfect for those who enjoy and embrace the outdoor life - popular for caving and potholing with dramatic waterfalls and caves or whether you like to walk, run, horse ride or cycle, there are many scenic routes on hand with the famous Three Peaks, (Ingleborough, Whemside and Pen-y-Ghent) nearby.

The village of **Ingleton** is a tourist destination with a choice of eateries, the Mason Arms public house, gift shops, an outside heated pool (open May to September), a primary school, a church, doctor's surgery, Co-op and a petrol station.

High Bentham (2 miles) has a good range of local shops, pubs, churches, post office, Co-op, Spar, as well as a golf course and club house enjoying panoramic views of Ingleborough.

There's also a number of excellent independent retailers in the area including The Courtyard Dairy (a speciality cheese shop), Growing with Grace (an organic farm shop), Seasons Bakery (try their award winning sourdough!) and Country Harvest (a one stop shop for its deli, gifts, clothes and cafe).

The Cumbrian market town of **Kirkby Lonsdale** (7.7 miles) is the jewel in the Lune Valley's crown and offers independent shops, popular restaurants and pubs, a post office, bank and a well regarded Booths supermarket.

Further afield, Lancaster (15.9 miles) and Skipton (26.7 miles) - both with historic castles, weekly markets, canals and further education establishments.

By train - Lancaster has a station on the West Coast mainline so you've good access to London Euston. Bentham station (2 miles) on the Leeds to Morecambe line and Settle station (12.3 miles) on the scenic Settle to Carlisle line.

Travel by air - Liverpool Airport (81.8 miles), Manchester Airport (75.8 miles) with Leeds Bradford Airport (45.6 miles) being the closest airport for jetting off.

To find the property - from Kirkby Lonsdale, head east along the A65. On entering Ingleton, turn first right onto Bentham Road and after 1.1 miles, turn left onto the private drive and turn second right onto the drive of Deer Park Lodge.

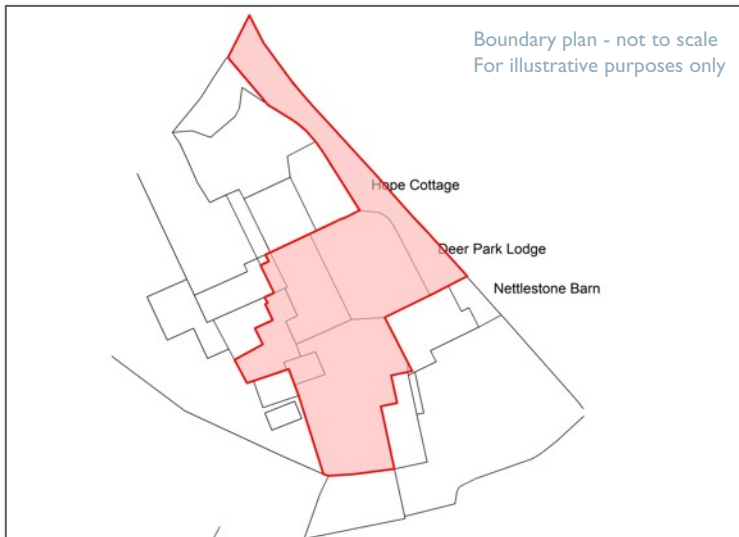
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Services and specifications

- Mains electricity and gas
- Metered mains water
- Drainage to a septic tank shared with two neighbouring properties (Hope Cottage and Tawny Cottage) and located adjacent to Hope Cottage
- Gas central heating to a combi boiler and gas flame effect fires in the sitting and dining rooms
- B4RN Broadband connected - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website b4rn.org.uk. This is fabulous if you are looking to work from home (and has made such a difference when trying to strike the live/work balance) or just stay connected with the outside world.
- Hardrow slate roof
- Double glazed windows set in wood frames
- uPVC doors and windows either side in the kitchen
- Pine internal joinery and six panel doors
- External cold water taps





The finer details

Council Tax

Deer Park Lodge is banded G for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

North Yorkshire Council W: www.northyorks.gov.uk

Please note

- Carpets, curtains and blinds, light fittings and integral appliances are included in the sale
- The drive is within the ownership of Deer Park Lodge with Hope Cottage, Tawny Cottage and Nettlestone Barn having a right of access.

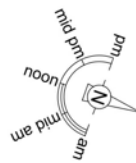
Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

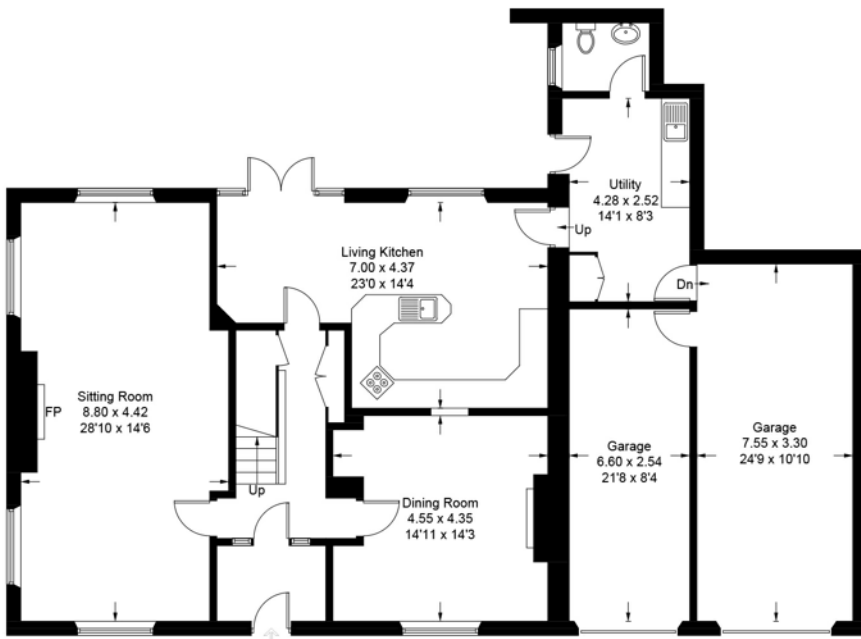


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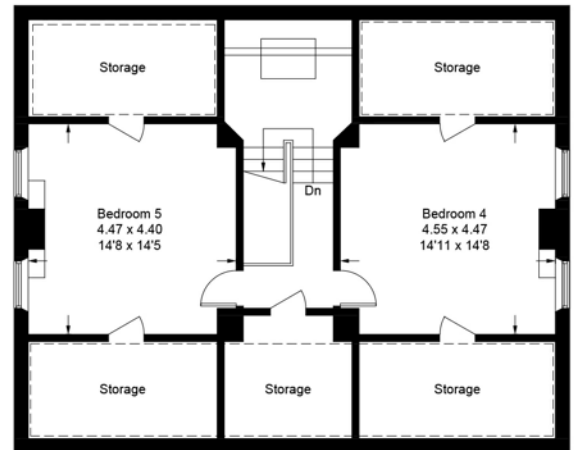
Approximate Gross Internal Area = 358.9 sq m / 3863 sq ft
 (Including Garages)



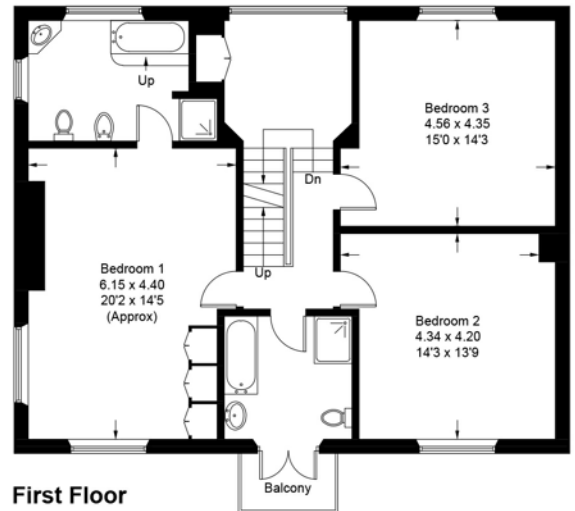
= Reduced headroom below 1.5m / 5'0"



Ground Floor



Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID992444)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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