

PB174 / RPB01179

**Beckside  
Far Westhouse  
Nr Ingleton  
Carnforth, Lancashire  
LA6 3NR**

**(In The Yorkshire Dales National Park)**



**Price: Offers Over £298,000**

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

Comprising a tastefully improved semi-detached family house with 5 bedrooms over 3 floors incorporating 2 reception rooms, modern fitted breakfast kitchen, UPVC sealed unit double glazing, oil central heating, private driveway parking, garage and twin car port.

Enjoying a pleasant rural location with lovely views in the small Yorkshire Dales National Park hamlet of Far Westhouse, conveniently just off the A65 Kendal/Skipton trunk road 1 mile West of Ingleton and approximately 5 miles East of Kirkby Lonsdale.

Lancaster and M6 17 miles approx.

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**Accommodation Comprising:** Pine panelled doors throughout and natural stained woodwork to many rooms.

**Ground Floor:**

**Breakfast Kitchen:**

18'6 x 9'1  
(5.64m x 2.77m)

Fitted modern cupboards and units in pine incorporating inset stainless steel single drainer sink unit with mixer tap, fitted "Rangemaster Classic 110" oven with matching overhead extractor canopy, plumbed auto washer recess, fridge recess, breakfast bar and work surfaces with tiled splash backs; mini halogen lighting, radiator.



**Utility Room:**

5'6 x 4'6  
(1.68m x 1.37m)

Fitted work surfaces, **new oil central heating boiler**, electric consume unit, tiled floor, cloaks rail, fitted shelf, mini halogen lighting, plumbed for auto washer.

**W.C:**

4'9 x 3'2  
(1.45m x 0.97m)

Low flush w.c and pedestal wash basin, tiled floor, mini halogen lighting.

**Dining Room:**

13'6 x 12'9 min  
(4.11m x 3.89m min)

Walk in under stairs storage cupboard, mini halogen ceiling lighting, radiator.



**Inner Lobby:**

3'5 x 2'10  
(1.04m x 0.86m)

Open feature pitch pine staircase, centre light, radiator, smoke detector.

**Lounge:**

18'1 x 12'2 min  
(5.51m x 3.71m min)

Lovely stone mullioned open fireplace with tiled inset on slated hearth, window bay affording lovely rural views, pine dado rail, centre light, radiator, TV point, glazed panel front door (single glazed) with leaded glass top light.



**Mèsnè Floor:**

**Bathroom:**

10'3 x 9'4  
(3.12m x 2.84m)

Modern 3 piece bath suite in white plus circular shower cubicle, tiled splash backs, laminate floor, mini halogen lighting, fitted vanity mirror, ladder heated towel rail.



**First Floor:**

**Landing:**

11'5 x 6'4 max  
(3.48m x 1.93m max)

Display recess with leaded glass top window, centre light, radiator, smoke detector.

**Bedroom 1:**  
12'9 x 11'5  
(3.89m x 3.48m)

Dual aspect windows, centre light, radiator, telephone point, TV point.



**Bedroom 2:**  
12'1 x 11'6 approx  
(3.68m x 3.51m approx)

Dual aspect windows (*Fabulous rural views*). Mini halogen lighting, radiator, TV point.



**Bedroom 3:**  
9' x 6'6 approx  
(2.74m x 1.98m approx)

(*Fabulous rural views*). Mini halogen lighting track, radiator, TV point.



## **Second Floor:**

### **Landing:**

6'4 x 4'2 min  
(1.93m x 1.27m min)

Exposed beams, under eaves storage cupboard, centre light.



### **Bedroom 4:**

12'2 x 7'7 min  
(3.71m x 2.31m min)

Furniture recess, exposed beams, under eaves storage area, mini halogen lighting, radiator, TV point.



### **Bedroom 5:**

15'2 x 7'8 max  
(4.62m x 2.34m max)

Velux roof window, shelved recess, exposed beam, under eaves storage area, mini halogen lighting, radiator.



**Outside:**

**Front:** Twin timber gated private tarmacadem driveway and easy care gravelled/paved frontage.

**Side:** Part tarmacadem/part concreted driveway.  
Modern single garage, Twin car port.

**Rear:** Generous lawned garden with natural stream boundary incorporating paved patio areas, flower/ shrub borders, **timber shed** 13' x 8' (3.96m x 2.44m) and **hobbies room/timber workshop** 16' x 11'6 approx (m x m approx) with light and power installed, TV point.



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.

**Services:** Mains water and electricity connected. New private septic tank drainage system (shared maintenance between 6 properties).

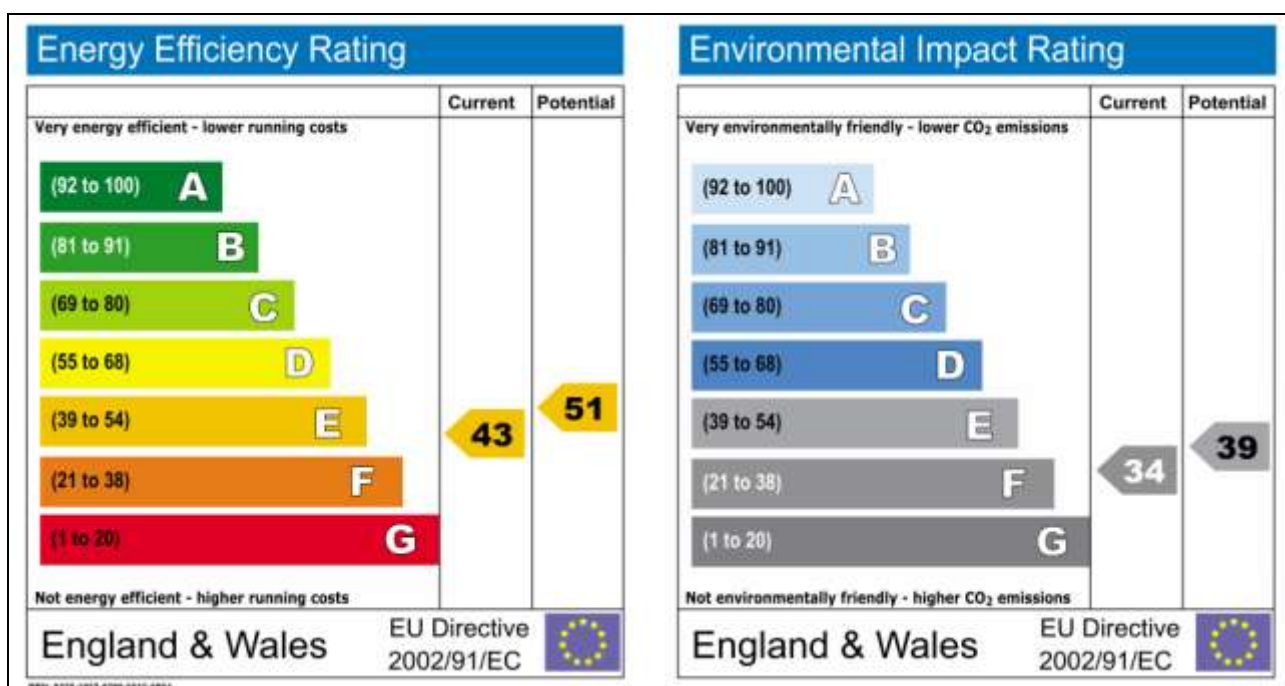
**Tenure:** Freehold with vacant possession upon completion.

**Council Tax Band:** (D) Verbal enquiry only.

**Solicitors:** Oglethorpe Sturton & Gillibrand, 17 Main Street, Kirkby Lonsdale, Carnforth, Lancashire, LA6 2AQ. Tel: 015242 71388.

**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**



**Copy Title/Boundary Plan**



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