

PO46

**The Oakroyd  
57 Main Street  
Ingleton, Carnforth  
Lancashire  
LA6 3HJ**



**Price: Offers Over £425,000**

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

An impressive double fronted detached Victorian residence previously successfully run as a thriving guest house business but utilized by the present owners over the past circa 15 years purely as a private family residence.

This substantial property affords modernised 9 bedrooomed accommodation (8 en-suite) over 3 floors incorporating 3 reception rooms, a lovely modern fitted breakfast kitchen, gas central heating, (some double glazing), an enclosed rear garden with sun terrace and workshop with wc and generous private forecourt parking.

Situated in the popular Yorkshire Dales tourist centre of Ingleton the property occupies a pleasant yet prominent village fringe location and the upper floors afford fabulous views to the famous Old Ingleton Viaduct and Twistleton Limestone escarpment beyond.

Old Sawley Grange, Gisburn Road  
Sawley, CLITHEROE BB7 4LH

T: 01200 441351

F: 01200 441666

E: sawley@rtturner.co.uk

Royal Oak Chambers, Main Street  
BENTHAM LA2 7HF

T: 015242 61444

F: 015242 62463

E: bentham@rtturner.co.uk

14 Moss End, Crooklands,  
MILNTHORPE LA7 7NU

T: 015395 66800

F: 015395 66801

E: kendal@rtturner.co.uk

VAT Reg. No. 636 2413 54

**Accommodation Comprising:** (Gas central heating and part sealed unit double glazing, part single glazed).

**Ground Floor:**

**Entrance Porch:** Glazed panel inner door, tiled door.

**Reception Hall:** Cornice, solid oak wood flooring.

**Lounge:** Feature open fireplace with slate hearth surround. Bay window, cornice, centre light, TV point.  
16'10 x 15'  
(5.13m x 4.57m)



**Dining Room:** Bay window, cornice, solid oak wood flooring, centre light, radiator.  
16'8 x 15'2  
(5.08m x 4.62m)



**Kitchen:**  
16'2 x 13'4  
(4.93m x 4.06m)

Fitted cupboards and units in cream incorporating white porcelain sink with mixer tap, plumbing for dish washer, fitted "Rangemaster" oven range and work surfaces with tiled splash backs. Tiled flooring with under floor heating, mini halogen ceiling lighting, under stairs storage cupboard.



**Utility Room:**

Housing wall mounted boiler providing full central heating and hot water. Plumbed for auto washer.

**Rear Porch:**

Tiled flooring.

**Sitting Room:**  
14'10 x 13'5  
(4.52m x 4.09m)

Feature tiled fireplace with wood surround housing living flame gas fire, glazed patio doors, pine wood flooring, centre light.



**Mezzanine Floor:**



**Family Bathroom:**

3 piece bath suite in white comprising bath, wash basin and wc. Airing/cylinder cupboard, tiled wall, tiled flooring, mini halogen ceiling lighting, heated towel ladder.



**Separate W.C:**

With wash basin, tiled walls, oak wood flooring.



**First Floor:**

**Master Bedroom 1:**  
16'10 x 14'3  
(5.13m x 4.34m)

Window bay, mini halogen ceiling lighting, radiator.  
**En-Suite Shower Room** (with balcony) comprising corner shower cubicle, wash basin and wc, electric shaver point, tiled walls, tiled flooring, mini halogen ceiling lighting, heated towel ladder.



**Large Bedroom 2:**

16'9 x 15'3

(5.11m x 4.65m)



Window bay, mini halogen ceiling lighting, radiator.

**En-Suite Shower Room** comprising shower cubicle, wash basin, wc, tiled walls, tiled flooring, centre light, radiator.



**Bedroom 3:**

13'7 x 12'4

(4.14m x 3.76m)



Centre light, radiator.

**En-Suite Shower Room** comprising shower cubicle, wash basin, wc, tiled walls, tiled flooring, centre light, heated towel ladder.



**Bedroom 4:**

13'6 x 11'6

(4.11m x 3.51m)



Centre light, radiator.

**En-Suite Shower Room** comprising shower cubicle, wash basin and wc, centre light, radiator.



## Second Floor:

### **Landing:**

Under eaves storage area housing water tank, loft access.  
N.B. 2<sup>nd</sup> floor hot water system zoned.



**Bedroom 5:**  
13'5 x 11'6  
(4.09m x 3.51m)

Velux roof window, centre light, radiator, vanity sink unit. **Separate En-Suite Shower Room** comprising shower cubicle, wash basin, wc, centre light.



**Bedroom 6:**  
13'5 x 10'4  
(4.09m x 3.15m)

View to Ingleborough Peak. Velux roof window, centre light, radiator.  
**En-Suite** with fully tiled shower cubicle, wc, extractor vent, lino flooring.



**Bedroom 7:**  
9'9 x 9'1  
(2.97m x 2.77m)

Window bay, single bedroom or ideal study/office area, centre light, radiator.

**Bedroom 8:**  
15'3 x 13'5  
(4.65m x 4.09m)

View to Ingleborough Peak. Velux roof window, centre light, radiator.  
**En-Suite** with fully tiled shower cubicle, wash basin and wc.

**Bedroom 9:**  
13'7 x 10'3  
(4.14m x 3.12m)

**En-Suite Bathroom** comprising 3 piece bath suite incorporating bath, wash basin and wc.



### Views Of Ingleton Viaduct From The Property



**Outside:**

**Front:** Generous tarmacadam forecourt parking incorporating lawned garden area with shrub and flower borders.

**Side:** Continued tarmac driveway/parking.

**Rear:** Enclosed lawned garden area incorporating flagged sun terrace and workshop with wc and fuel store.



**Services:** Mains water, electricity, gas and drainage connected.

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

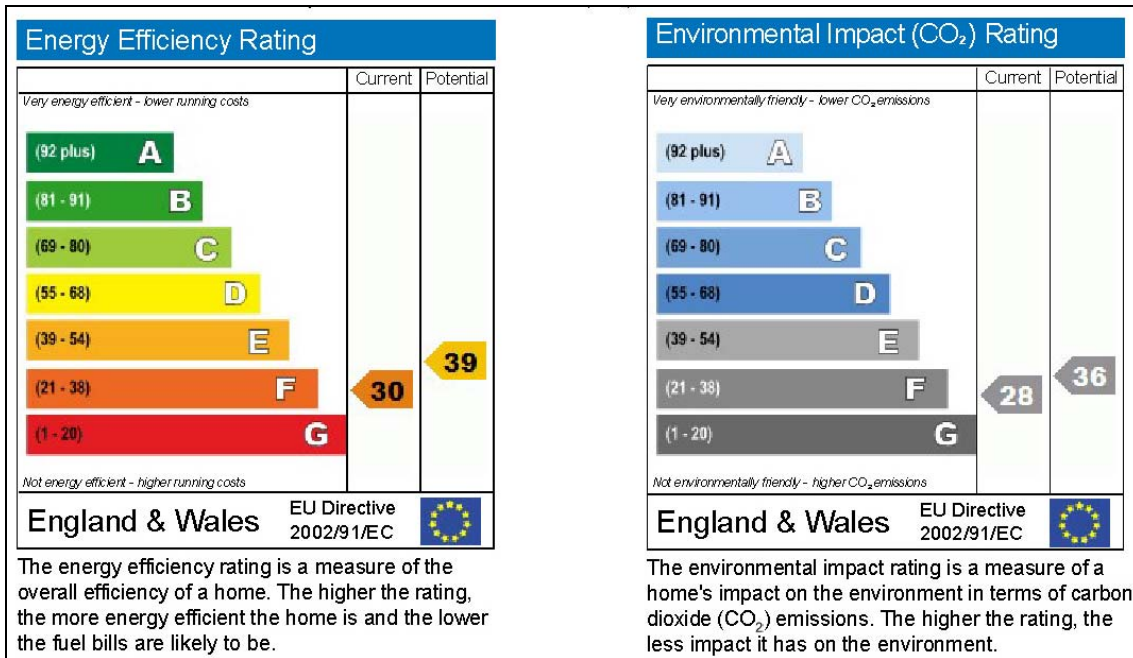
**Council Tax Band:** G (verbal enquiry only).

**Solicitors:** Oglethorpe Sturton & Gillibrand Solicitors, 16 Castle Park, Lancaster, LA1 1YG. Tel: 01524 846 846.

**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.**

*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.*

**Energy Performance Certificate**



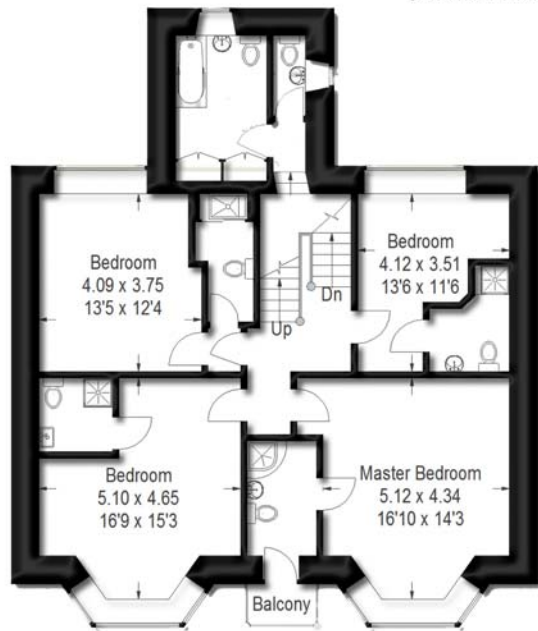
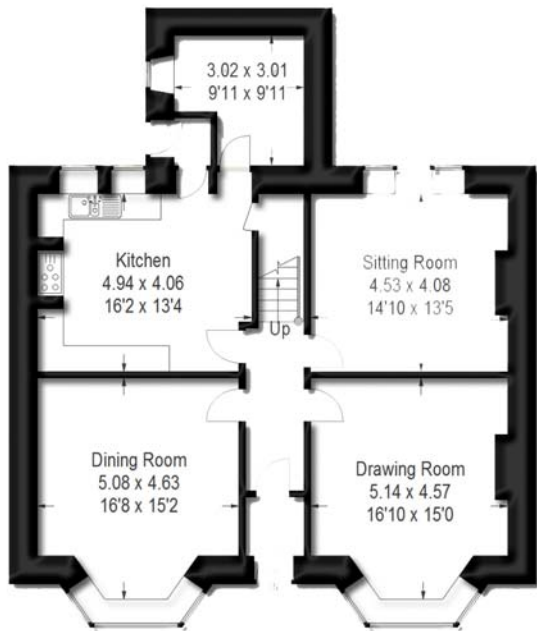
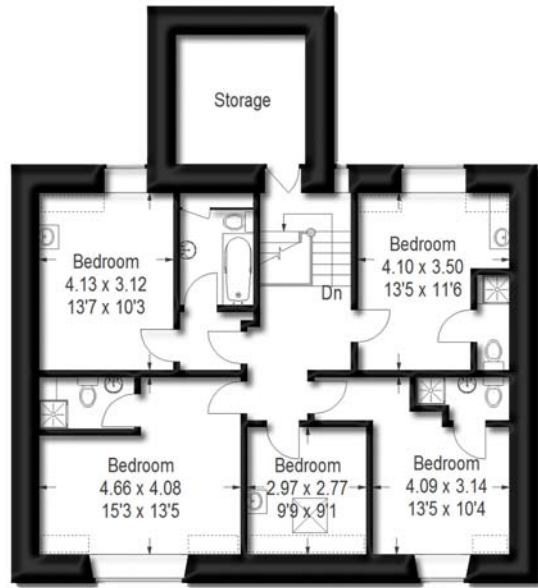
# Floor Plans

## The Oakroyd

Approximate Gross Internal Area :-  
314 sq m / 3380 sq ft

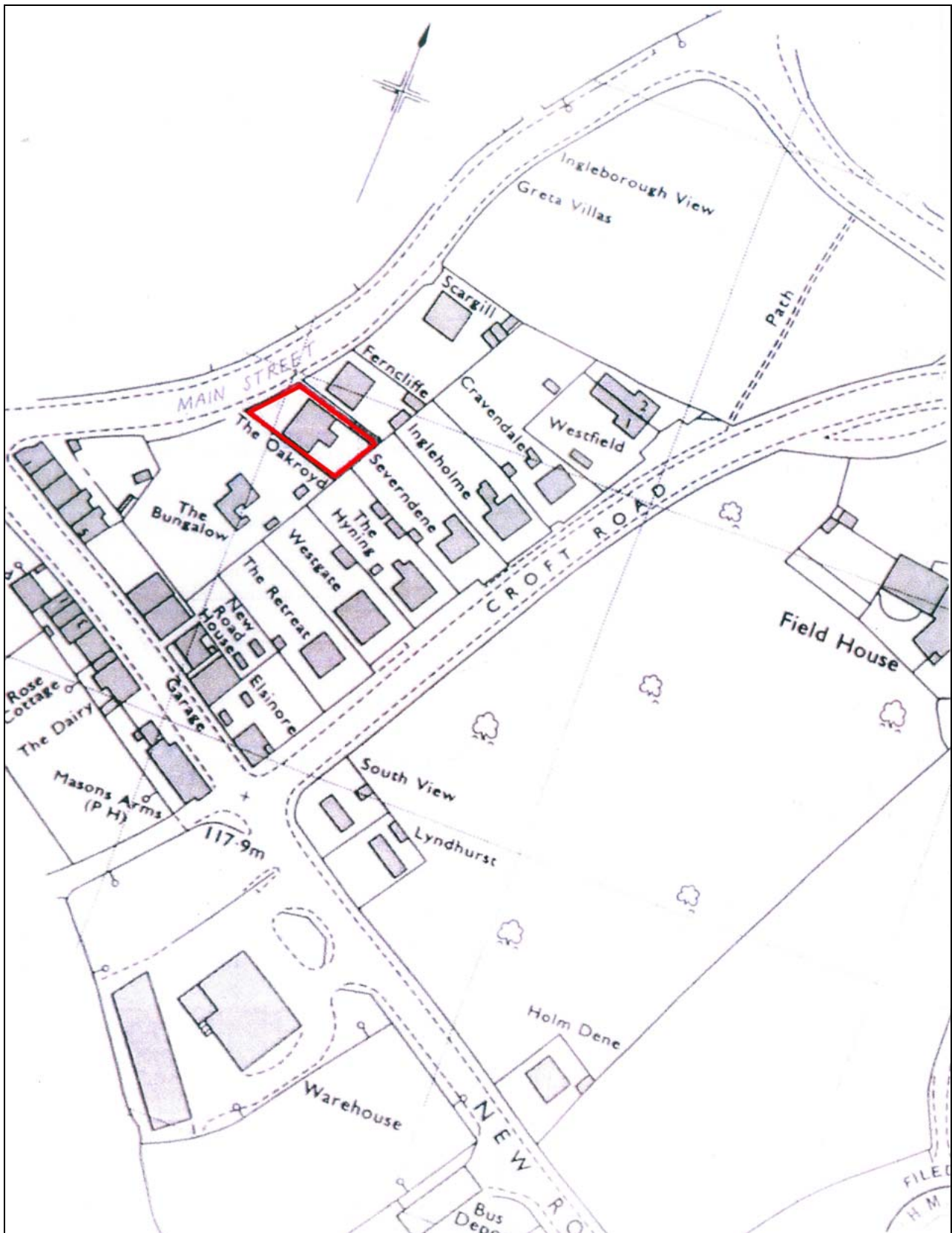


= Reduced headroom  
below 1.5 m / 5'0"



For illustrative purposes only. Not to Scale  
Whilst every attempt was made to ensure the accuracy of  
the floor plan, all measurements are approximate and no  
responsibility is taken for any error.

Boundary Plan



Reproduced from the Ordnance Survey Plan with the permission of the Controller of H.M. Stationery Office.  
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## Location Plan



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