

INGLEBOROUGH
STOPPER LANE
RIMINGTON
BB7 4DU



Offers over £200,000

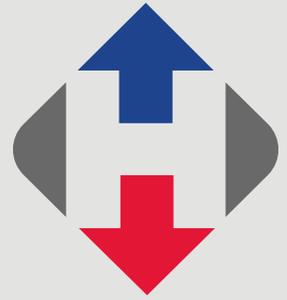
Best and Final Offers to be submitted in writing by 12 noon on
Friday 28th July 2023



- Spacious 3 storey cottage
- Stunning view towards Yorkshire Dales
- 2 separate reception rooms
- Kitchen, utility & 2 bathrooms
- 3 bedrooms
- Prime rural village location
- Requires some updating
- 135m² (1,450 sq ft) approx.

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A spacious 3 storey cottage set in a lovely location which really does live up to its name with stunning views to the front across open countryside towards Ingleborough and the Yorkshire Dales. The house does not require some cosmetic updating but the property's roof was re-covered in 2018 and benefits from UPVC double glazing.



The large 1,450 sq ft accommodation is arranged across three floors with the ground floor having a dining room, hallway and kitchen. The first floor has a lovely lounge with picture window to make the most of the view along with the master bedroom and 4-piece bathroom. The top floor has two further bedrooms, another bathroom and storeroom. Externally there is a utility room with w.c. and an enclosed rear yard. Viewing is recommended.

LOCATION: Travelling through Rimington from the Chatburn direction proceed straight on through the centre of the village and after around 300 yards turn right into Newby Lane. Continue straight on for 500 yards passing Rufus Carr's garage and Ingleborough is on the right-hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE VESTIBULE: With glazed PVC front door and glazed door leading to dining room.

DINING ROOM: 4.4m x 4.2m (14'6" x 13'10"); with wall light points and window to front elevation.

HALLWAY: With return staircase off to first floor with understairs storage cupboard.

DINING KITCHEN: 4.4m x 3.3m (14'5" x 10'11"); with a fitted range of laminate wall and base units with complementary laminate work surface and tiled splashback. One-and-a-half bowl single drainer sink unit with mixer tap, integrated double

electric oven, 4-ring ceramic hob with extractor over, breakfast bar, plumbing for a washing machine, plumbing for a dishwasher, space for a fridge-freezer and glazed PVC doors to rear yard.

UTILITY ROOM: 1.8m x 1.5m (5'10" x 4'11"); accessed through the rear yard with plumbing, space for fridge freezer, power and light, outside w.c. and wall-mounted gas central heating boiler.

FIRST FLOOR:

SPACIOUS LANDING: With stairs off to second floor.

LOUNGE: 4.3m x 4.3m (14'3" x 14'0"); with large picture window opening onto Juliette balcony offering excellent views across neighbouring countryside with outlooks towards Ingleborough and the Yorkshire Dales. Television point and feature fireplace with electric fire.





BEDROOM ONE: 3.4m x 3.4m (11'3" x 11'0"); with open views to the rear.

BATHROOM: 4-piece suite comprising low-suite w.c., bidet, pedestal wash-hand basin and panelled bath, fully tiled walls, built-in storage cupboard and chrome heated towel rail.

SECOND FLOOR:

SPACIOUS LANDING: With large walk-in storage room measuring 4.2m x 1.4m (13'9" x 4'7").

BEDROOM TWO: 4.3m x 3.0m (14'0" x 9'9"); with feature arched window offering excellent views.

BEDROOM THREE: 3.3m x 2.9m (10'11" x 9'8"); with excellent views.

BATHROOM: With 3-piece white suite comprising low suite w.c., pedestal wash-hand basin and panelled bath, part-tiled walls.

OUTSIDE: To the rear is a small enclosed yard with gas bottle storage and electric light.



HEATING: There is a combination of LPG gas central heating and Economy 7 electric heating complemented by sealed unit double glazing.

SERVICES: Mains water, electricity and drainage are connected. Gas is not available in this location.

TENURE: Freehold.

COUNCIL TAX BAND D.

EPC: The energy efficiency rating of the property is D.

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





View to front



View to rear



Ingleborough, Stopper Lane, Rimington

*Ingleborough, Stopper Lane, Rimington, BB7 4DU
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