



Langber End Farm
Ingletton | North Yorkshire | LA6 3DT

LANGBER END FARM



Welcome to Langber End Farm, Tatterthorn Lane, Ingleton, LA6 3DT

Set within a plot of around 1.25 acres with beautiful, organically managed gardens, Langber End Farm is an ideal haven for anyone wanting to embrace a country lifestyle. The charming stone-built farmhouse dating from 1850, has period features which sit happily alongside more modern fittings to enhance everyday comfort. The substantial link detached barn has immense potential for conversion or continued use as an excellent storage and ancillary space. The gardens have been organically managed since 2003, are enclosed, private, safe for children and dogs, exceptionally productive and support a wide range of flora and fauna.

On a quiet back lane that is thankfully not a short cut to anywhere, the location has that desirable 'miles from anywhere' feel and yet is just a mile to the A65 and within walking distance of the pretty Dales village of Ingleton. You can walk, run or cycle from the front door amongst fabulous unspoilt countryside, close to the Yorkshire, Cumbria and Lancashire borders. There are larger towns and cities in three directions enabling you to stay connected whichever way life takes you. Rural it may be, isolated it is not.

The present owners have upgraded the house, buildings and grounds so it is now completely fit for purpose and would suit couples and families alike. Future conversion of the barn may widen this to multi-generational living.

The light and well-proportioned farmhouse is attractively presented. A generous porch leads into a dining hall, off which there are two reception rooms and a home office. The dining kitchen is supported by a large pantry and utility room. There is also a downstairs loo and cloakroom. On the first floor are three double bedrooms (one with ensuite shower room), one with a connected single bedroom/dressing room/nursery/hobbies room, and a house bathroom.

The large barn and two shippens provide plentiful space, so useful for the storage that country life often requires. A detached workshop (23'6 x 11'11) will suit those keen on DIY. These also present scope for alternative residential, amenity, commercial or light industrial uses (subject, of course, to consent). There is also a large detached potting shed and store (29'5 x 20'4 ft).

The well stocked and established gardens are a delight. For those wanting to try their hand living off the land there are raised beds, a poly tunnel (20' x 13'), Rhino greenhouse (12' x 8') and a chicken coop in a fox-proof fenced area.

An idyllic rural retreat for those who wish to live seasonally and be ensconced and enriched by nature. Enjoy it just as it is or look to develop the outbuildings and tailor the space to fulfil your own country living dreams.

“ Our vision was to increase the diversity of wildlife by enhancing the habitat potential. We had a plan and it's worked which has been incredibly rewarding to see. We learnt that we didn't need to intervene with nature, we've left much of the garden alone and wildlife has simply moved in. We have acquired nuggets of wisdom and picked up rural skills along the way.





Location

Close to the borders of Yorkshire, Lancashire and Cumbria, Langber End Farm enjoys a quiet and peaceful rural setting, one that is surprisingly central too, making it highly accessible from a variety of directions. On a day-to-day basis, the pretty Dales village of Ingleton will fulfill most requirements with a choice of food stores (Asda and Co-op), an exceptionally popular artisan bakery and long established food hall.

Moving further afield are the market towns of Kirkby Lonsdale and Settle, beyond that the larger towns of Kendal, Skipton and the city of Lancaster and further afield still, the larger cities of Leeds and Manchester.

By road, join the M6 motorway at either J34 if heading south or J36 if going north – both under 15 miles away. The A65 is a mile away and this will open up Yorkshire and the east of the county. Travelling by train is also convenient. There are branch line stations at High Bentham and Giggleswick, both on the Bentham Line which runs between Morecambe and Leeds so ideal for a shopping or theatre trip. Here you can decompress with the peace and stillness of a country lifestyle, but still access excellent road and rail links to maintain business and social connections.

Langber End Farm is just outside the boundary of the Yorkshire Dales National Park but boundary lines barely matter as it is surrounded by lush and lovely unspoilt countryside. A fan of fresh air and fun? This is indeed a fabulous place to be if you enjoy exploring the great outdoors, whether on foot, cycle or on horseback. The opportunities for exploration are seemingly endless when one considers the proximity of not only the Dales, but the Lake District National Park (in just under 30 miles you can be standing on the shores of Lake Windermere), the AONBs of the Forest of Bowland and combined coastal Arnside and Silverdale as well as the green and gently undulating Lune Valley.

“ We feel like it's the best of both worlds, as we have all the facilities of Ingleton and feel very much part of the community. We get to enjoy the peace and quiet of this hideaway, the private setting is very protected and without street lights we have wonderfully dark and starlit nights along with the distinctive calls of the barn and tawny owls nearby.





Step inside

The property is very welcoming. Dating from 1850, the farmhouse is full of personality and is enticingly charismatic; there are exposed beams, roof trusses and lintels, window seats and inset alcoves as well as exposed stonework and plentiful wall lights for atmospheric lighting. The sitting room and snug both have Morso Squirrel wood burning stoves and the appealing kitchen has timeless fittings and a classic gas fuelled 2-oven Aga – not just a cooking range, it's there to boil your kettle, air your ironing, dry out damp shoes, warm cold hands and bottoms, provide a magnet for pets and make the most delicious toast ever! The owners tell us "The kitchen is really the hub of our home, as visiting friends always gravitate to the Aga."

Nestled within the gardens, the owners have created their own views with each room enjoying a subtly different outlook and orientation to the well-stocked and established gardens. The farmhouse faces due south and is warmed by day long sunshine. The side kitchen window gets the early sun, straight onto the breakfast table which makes for a bright start to your morning. We are told there are also some lovely sunsets here as there are few hills to the west blocking the path of the setting sun.

Come with us for a tour....a part glazed front porch has space to take off outdoor boots as you walk through into the generous dining hall from which the staircase rises. Centrally placed, either side of this are reception rooms, to the right a dual aspect and hospitable sitting room. To the left is a slightly smaller snug and beyond this, a study or possibly hobbies space. Moving with children? The study would also make a great playroom or teenage den. Warmed by the Aga, the friendly kitchen has a dual aspect that provides both a great view whilst washing up and when enjoying a kitchen supper at the table. A rear passage from the kitchen leads to a large pantry (you'll appreciate this at harvest time!), utility room, (conveniently next to the back door) and a downstairs loo. Beautiful Lakeland slate tiles are laid throughout the ground floor apart from the sitting room which is carpeted. The staircase, first floor landing and bedrooms are also carpeted. The landing has an airing cupboard with space to store your linens and towels.

You may choose to have the bedroom with the ensuite as the principal bedroom which has a lovely view over the back garden to the field beyond. Alternatively, you may prefer the bedroom overlooking the front garden which has both south and west aspects. The room beyond could be a small fourth occasional bedroom, a nursery, dressing room, office or dedicated hobbies room. The third double bedroom has a window seat with a southerly outlook over the garden. The house bathroom has a bath with shower over, wash basin, loo, heated towel rail and radiator.

In their time as custodians of this rustic gem, the owners have installed a new gas central heating boiler, replaced many radiators and most windows, simplified the first floor layout, installed new kitchen fittings, created the pantry, replaced the glazing elements of the porch, re-slatted the rear elevation of both the main barn and large shippon.





Step outside

Within the grounds the owners have been busy too. All boundaries have been fenced, a wildlife pond created, a Rhino greenhouse erected, many birdboxes have been put up, a rainwater harvesting scheme has been established, mixed hedging has been planted, more mixed hedging has been planted along with many trees all this whilst also finding time to grow their own fruit and vegetables and care for their chickens.... Living the Good Life indeed. Their hard work and enthusiasm for nature, conservation and organic produce is now yours to take over to curate your own slice of rural bliss. The garden here offers something for all the family, there is space to work, rest and play. It is private, enclosed, sheltered and sunny thanks to the south facing orientation. It's also a generous 1.25 acres or thereabouts.

There are gated front and rear drives offering extensive vehicular parking. Interestingly, where the back drive runs between the shippon and workshop a central line of original bricks have been exposed, reflecting Ingleton's industrial heritage.

The garden is truly a nature lover's delight. Paths are mown between swathes of snowdrops, croci and scilla and a multitude of wildflowers; ox eye daisies, yellow rattle, scabious, meadowsweet and wild marjoram amongst many, many others. The copse behind the house has a carpet of springtime daffodils and an assortment of wild flowers; mown paths and strategically placed benches enabling every aspect of this delightful garden to be appreciated.

Enormous effort has been taken to encourage birds to nest and visit the garden. There are assorted bird boxes all over the property and as a result an abundance of different bird species are in the garden as well as tree bumblebees which use the boxes after the birds have fledged. The keen twitcher will spot blue, coal and great tits, wrens, tree and house sparrows, robins and nuthatches. Thanks to generous provision on the bird table and feeders there are also visiting greater spotted woodpeckers, collared doves, sparrowhawks, siskins and a variety of finches (gold, bull and green) and sightings of tawny and barn owls in the wider wildlife population.

Conservation and wildlife is at the forefront of every decision taken in the garden and the owners have been rewarded by visiting hedgehogs and hares as well as the birds. Beyond the front lawn and crossing the wooden bridge over Nutstile Beck you enter the working side of the garden. The vegetable garden has eight large raised beds (each 12' x 12') separated by gravel paths and the orchard offers a variety of eating apples, Bramley cooking apples, crab apples, plums and greengages.

Fancy your own free-range eggs? There's an enclosed run and chicken coop already erected.

A large potting shed and store is a practical workspace as is the detached workshop. There's a greenhouse, poly tunnel and wooden shed.

A stone edged wildlife pond has been created and become home to damsel and dragonflies along with an abundance of aquatic life. An adjacent seating area is ideal for taking a moment to appreciate the pondlife.

The whole garden has been fenced within the actual boundary to make the garden safe for dogs and a vast number and variety of hedging plants have been added to ensure it is all well screened and to encourage wildlife.

There is a comprehensive bank of compost bins to as part of the organic ethos. Rainwater is harvested from several sources. Additionally, the stone edged well in the front garden could be used to water the garden although there are outside taps in useful places (including one in the chicken run).

There are external power points and lights. An attractive feature, the original gas lamp post in the front garden was salvaged from Horton in Ribblesdale railway station, refurbished, converted to electricity and fitted with a sensor.

“ It was the organic vegetable garden that first drew us to the property, the ethos of the previous owners matched our own and it's been something we have been able to expand upon. We were looking to downsize from our previous home but still wanted a large garden. It's a rare combination but we found it here.

We grow everything ourselves, sowing and nurturing throughout the seasons. We enjoy the whole process and are self sufficient in fruit and vegetables for most of the year. We have several freezers so we can store ahead for the hunger gap.

Our outdoor table in the front garden has all day sun and we like to eat outside as often as possible. The garden has also proved to be ideal for children's hide and seek, there are distinct areas and plenty of places to be out of sight!

















Langber End Farm

Approximate Gross Internal Area : 371.39 sq m / 3997.60 sq ft

Workshop : 26.09 sq m / 280.83 sq ft

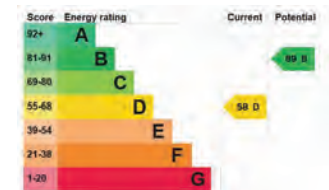
Wood Store : 9.60 sq m / 103.33 sq ft

Potting Shed : 55.46 sq m / 596.96 sq ft

Total : 462.54 sq m / 4978.73 sq ft



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.



FURTHER INFORMATION

On the road

Ingleton	1.5 miles
Kirkby Lonsdale	8 miles
Settle	10.4 miles
Lancaster	16.8 miles
Kendal	20.8 miles
Skipton	25.4 miles
Leeds	51.5 miles
Manchester	67.7 miles

Transport links

M6 J36	13.4 miles
M6 J34	14.3 miles
Leeds Bradford airport	44.3 miles
Manchester airport	77.2 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Rail Journeys



Based on approximate direct train journey times from Lancaster station. Train service durations vary, please check nationalrail.co.uk for further details.

Additionally, there are branch line stations at both Giggleswick and High Bentham.

Directions

what3words [sketches.guru.absorbing](https://www.what3words.com/sketches.guru/absorbing)

Use Sat Nav **LA6 3DT** with reference to the directions below:

From the A65 at Ingleton head to The Masons pub and turn onto Tatterthorn Lane. Continue for exactly a mile and Langber End Farm is on the left there is a nameplate on the wall. It's as easy as that!

Included in the sale

Fitted carpets, curtains, blinds, light fittings, gas fired Aga, electric oven and two plate hob (both Bosch). Available by way of further negotiation are the freestanding washing machine, fridge and freezers.

Please note

Within the garden a public footpath runs within the boundary alongside Tatterthorn Lane. It is screened with an established hedge with no access to the garden itself.

Internet Speed

Broadband

Standard speeds potentially available from Openreach of 19 Mbps download and for uploading 1 Mbps.

There are plans for B4RN (full fibre gigabit broadband) to rolled out across the local area. Interested parties should make their own enquiries (www.B4RN.org.uk).

Mobile

Indoor: EE, O2 and Vodafone are reported as providing 'limited' services for both Voice and Data. No service is reported for Three.

Outdoor: EE, Three, O2 and Vodafone are all reported as providing 'likely' services for both Voice and Data.

Broadband and mobile information provided by Ofcom.

Services

Mains electricity, gas and water. Gas fired central heating from a Logic Max Ideal condensing boiler. The barn, both shippens and the workshop all have power and light.

Private drainage to a water treatment facility located within the garden which the vendors tell us is regularly serviced and emptied.

Local leisure activities

Places to visit

White Scar Caves, Ingleton – the longest show cave in England
Historic houses to visit locally – Leighton Hall, Levens Hall, Sizergh Castle (National Trust) and Holker Hall
Lancaster and Kendal both offer theatres, cinemas, arts centres, museums and historic buildings
Golf clubs – Bentham, Casterton, Kirkby Lonsdale, Giggleswick and Sedbergh
Swimming pools – Ingleton has an open air heated pool which is open during the warmer months, at all other times there are pools at Hornby, Settle, Kendal and Skipton

Places to eat

There is a wide choice of places to enjoy, here is a selection of cafes, pubs and restaurants

The Masons, La Tavernetta, Seasons Bakery (a fabulous artisan bakery) and Country Harvest (which also has a great farm shop and deli) amongst others in Ingleton
Rind at Courtyard Dairy (a nationally renowned artisan cheese shop) and The Game Cock, Austwick

Sport and recreation

BMX Pump Track, Ingleton
TNT Fitness Centre, Cowan Bridge
There is a wealth of outdoor pursuits available locally whether you go it alone or join a club – walking and running, cycling, climbing, pot holing as well as clubs for football, rugby, cricket, tennis and bowls.
Greenhall Riding Centre, Tatham – livery and school

The Royal Hotel, The Sun Inn, Avanti and No.9 amongst many in Kirkby Lonsdale
The Highwayman, Burrow
The Plough, Lupton

Great walks nearby

There is an extensive network of lanes and footpaths to explore right from the door including Ingleton Waterfalls Walk (free for local residents), a 4.3 mile waterfall and woodland walk.

Yorkshire’s famous Three Peaks; Ingleborough (set off straight from the door if you like), Wharfedale and Pen-y-ghent.

The Lune Valley Ramble – 16.5 miles tracing the course of the River Lune’s lower reaches through some beautiful lowland countryside.

Schools

Primary

Ingleton Primary School
Leck St Peter’s CoE Primary
Clapham CoE Primary School
Bentham Community Primary School
St Mary’s CoE Primary School, Kirkby Lonsdale
Giggleswick Prep School and Sedbergh Preparatory School, Casterton (both independent)

Secondary

Queen Elizabeth School and QEstudio, Kirkby Lonsdale
Settle College
Sedbergh School and Giggleswick School (both independent)

Further Education

Lancaster and Morecambe College
Kendal College
Lancaster University
University of Cumbria (campuses in Lancaster, Ambleside and Carlisle)

Guide price £799,950

North Yorkshire Council
Council Tax band E

Tenure - Freehold



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