



9 bed detached house to buy in

Tatterthorn Road, Benthia, Lancaster, LA6 3DT

£625,000 Starting Bid

 x 9  x 5  x 4

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ 19th Century Characterful
- ✓ Nine Bedroom House
- ✓ Multiple Outside Storage Areas
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band F
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Langber, Ingleton, Ingleton, LA6 3DT, is an impressive and characterful country residence set within approximately four acres of gardens, grounds and surrounding land. Offering generous accommodation, far-reaching countryside views and exceptional potential. Formerly operated as a bed and breakfast, Langber lends itself to a variety of uses, including spacious family living, home working, multi-generational accommodation, guest accommodation or potential commercial use.

An elegant, tree-lined driveway, framed by ivy-clad pillars, leads to ample private parking and creates an attractive approach to the property. The entrance is distinguished by appealing stained-glass features, providing an introduction to the traditional character found throughout the home. Inside, a spacious entrance hall features an open staircase, glazed double doors and extensive built-in storage. A generous family bathroom, complete with a separate bath and shower, is located on the ground floor.

The principal lounge is bright and welcoming, enjoying triple-aspect windows that allow natural light to flood the room while providing attractive views across the surrounding gardens. A feature gas fireplace creates a focal point, while original architectural details, including arched shelving and evidence of former bay windows. The formal dining room provides an excellent setting for entertaining, with an adjoining area offering an ideal space for a reading nook, music room or quiet retreat. A serving hatch connecting to the kitchen reflects the property's former use as a bed and breakfast.

The well-proportioned kitchen benefits from high ceilings and extensive pine cabinetry. A central island provides additional preparation space, complemented by a double oven, gas hob, dishwasher and under-counter fridge. An adjoining reception room offers considerable flexibility and could serve as a second lounge, playroom or an extension of the kitchen and dining area. To the rear, a substantial utility room incorporates a separate WC and dedicated laundry storage. A historic well, concealed beneath the existing flooring, offers a fascinating glimpse into the property's past and further enhances its distinctive character.

The first floor provides seven bedrooms arranged across two wings, creating an exceptionally versatile layout suited to family accommodation. The bedrooms are generously proportioned, with many featuring built-in sinks, while two benefit from en-suite shower rooms. Large windows frame impressive views across the surrounding countryside, taking in the iconic Yorkshire Three Peaks of Ingleborough and Whernside, as well as the distant Lake District fells on clear days. The combination of natural light, varied outlooks and adaptable accommodation makes this floor particularly appealing to those seeking space and flexibility.

The second floor offers two further generous double bedrooms, both with en-suite bathrooms. Eaves storage and additional attic space provide useful storage facilities, together with potential for further adaptation, subject to the necessary permissions. With up to nine bedrooms in total, Langber offers an exciting opportunity to create a substantial family home, establish guest accommodation.

Extending to approximately four acres, the gardens, grounds and surrounding land provide an appealing combination of privacy, tranquillity and lifestyle potential. The front gardens feature mature trees, established shrubs and a small pond, while a secluded gravelled area beneath a willow tree creates a peaceful spot in which to relax and enjoy the surroundings. To the rear, a substantial level lawn is bordered by mature trees and hedgerows, providing a private outdoor setting with ample space for recreation and relaxation. An extensive block-paved patio offers an excellent area for outdoor dining, entertaining and enjoying the countryside setting.

The property's outbuildings further enhance its versatility. Two garages, currently used for storage, offer scope for alternative uses, subject to any required consents. A greenhouse and generous growing space will appeal to gardening enthusiasts, while a large barn with electricity, a former lambing hut and an outside WC provide additional practical facilities and potential for a range of rural pursuits. The adjoining fields are currently rented to a local farmer, offering an opportunity for buyers to explore the possibility of establishing a smallholding or embracing a more self-sufficient rural lifestyle, subject to existing tenancy arrangements and any necessary permissions.

Combining period character, substantial accommodation and approximately four acres of grounds in a sought-after Yorkshire Dales setting, Langber represents a distinctive countryside opportunity. With considerable scope to personalise and adapt the existing accommodation, make use of the outbuildings and explore the property's wider potential, this is an appealing prospect for buyers seeking space, privacy and the opportunity to enjoy a more rural way of life.

Council Tax Band: F

Tenure: Freehold

Price: Starting Bid £625,000

Property Type: Detached House

Parking: Driveway & Garage

Year built: 1860

Construction materials: Stone built

Known property issues: Damp

Risk of floods and or erosion: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Public rights of way: No

Restrictions: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Septic Tank

Air conditioning: No

Hallway 9' 4" x 16' 1" (2.86m x 4.92m)

Downstairs Bathroom 5' 1" x 10' 3" (1.56m x 3.13m)

Main Living Area 10' 5" x 27' 1" (3.18m x 8.27m)

Living Room 12' 7" x 10' 1" (3.86m x 3.08m)

Dining Room 7' 9" x 10' 8" (2.38m x 3.26m)

Snug Room 11' 10" x 11' 1" (3.61m x 3.39m)

Kitchen 14' 10" x 10' 8" (4.53m x 3.26m)

Utility Room 10' 0" x 8' 7" (3.05m x 2.63m)

Bedroom One 15' 1" x 10' 10" (4.62m x 3.32m)

Bedroom Two 12' 10" x 10' 8" (3.93m x 3.27m)

Bedroom Three 10' 5" x 14' 2" (3.19m x 4.34m)

Bedroom Four 10' 5" x 12' 6" (3.19m x 3.83m)

Bedroom Five 12' 10" x 9' 5" (3.92 m x 2.88m)

Bedroom Six 7' 10" x 8' 7" (2.40m x 2.62 m)

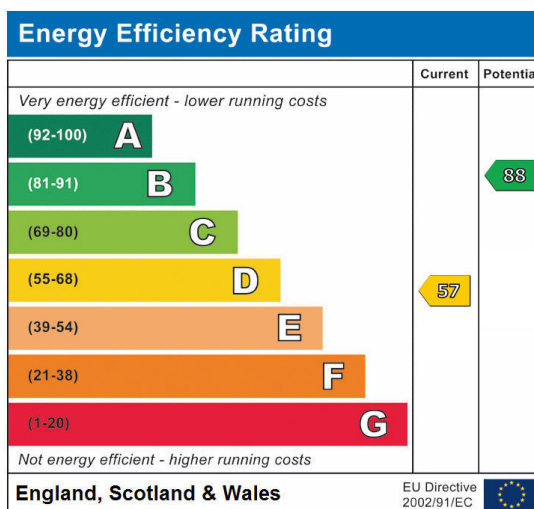
Bedroom Seven 9' 2" x 11' 2" (2.80m x 3.42 m)

Bedroom Eight 15' 2" x 9' 3" (4.64m x 2.82m)

Bedroom Nine 11' 6" x 6' 9" (3.53 m x 2.07m)

Loft Space 17' 5" x 24' 2" (5.32m x 7.37m)

Parking Off Road Parking for up to 5 Cars.



Tatterthorn Road, Bentha, Lancaster, LA6 3DT

Contact your local branch today for more information on this property:

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