



Bankfield, Ings  
£935,000





## Bankfield

### Ings

A delightful detached residence occupying a fabulous location in the village of Ings enjoying fantastic views towards Reston Scar and offering convenient access to all the local amenities as well as the M6 motorway and the Lake District National Park.

This charming 5-bedroom detached house offers a wonderful blend of character and modern amenities, making it a truly desirable family home. Boasting partial multiple glazing and gas central heating throughout, the property features a spacious sitting room, a cosy snug, and a formal dining room, providing ample space for relaxation and entertaining. The light and airy kitchen is a chef's delight, ideal for preparing meals for family and friends. Furthermore, the property benefits from easy access to the stunning Lake District National Park, offering endless opportunities for outdoor activities and exploration. The five double bedrooms provide comfortable accommodation, with a family bathroom and three en-suites offering convenience for busy mornings. Outside, lush gardens surround the property, providing a serene oasis for residents to enjoy. A garage and driveway parking complete this impressive home, ensuring ample space for vehicles and storage. Stepping outside, the property's outdoor space is equally impressive, with meticulously maintained gardens creating a picturesque setting. The front garden features lush lawns bordered by well-established hedges, offering privacy and a sense of tranquillity. Stocked flower beds and space for potted plants add colour and charm to the outdoor area. A gravelled seating area at the base of the property provides the perfect spot for al fresco dining or relaxing, with room for a jacuzzi to unwind after a long day. Moving towards the house, there is ample space for garden furniture, ideal for enjoying summer barbeques or morning coffee in the sunshine. Towards the rear of the property, fantastic outbuildings house a W.C., a store, and a coal store, providing additional storage and convenience. Ample driveway parking and a garage ensure that parking is never an issue for residents and visitors alike, adding to the convenience of this exceptional property.



- Charming detached property
- Partial multiple glazing
- Sitting room, snug and dining room
- Easy access to the Lake District National Park
- Light and airy kitchen
- Lush gardens surrounding the property
- Five double bedrooms
- Gas central heating
- Family bathroom and three en-suites
- Garage and driveway parking

#### **EPC RATING D**

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage

#### **COUNCIL TAX: BAND G**

#### **TENURE: FREEHOLD**

#### **DIRECTIONS**

From Windermere take the A591 towards Kendal, continue to Ings and take the left across from the BP garage and Bankfield can be found on the right

**WHAT3WORDS:** flushed. robes. shook







## LOWER GROUND FLOOR

### BEDROOM/OFFICE

14' 10" x 11' 10" (4.53m x 3.60m)

### EN-SUITE

8' 5" x 3' 5" (2.57m x 1.03m)

### GROUND FLOOR

#### INNER HALLWAY

20' 0" x 6' 10" (6.10m x 2.09m)

#### SITTING ROOM

16' 3" x 16' 0" (4.96m x 4.88m)

#### DINING ROOM

16' 3" x 15' 10" (4.96m x 4.82m)

#### KITCHEN

17' 4" x 10' 4" (5.29m x 3.16m)

#### SNUG

13' 4" x 11' 9" (4.07m x 3.59m)

#### PORCH

6' 5" x 4' 4" (1.96m x 1.33m)





## FIRST FLOOR

### LANDING

10' 0" x 9' 1" (3.05m x 2.77m)

### BEDROOM

14' 11" x 13' 5" (4.54m x 4.09m)

### SUN PORCH

8' 6" x 3' 9" (2.58m x 1.14m)

### EN-SUITE

7' 8" x 6' 4" (2.33m x 1.94m)

### BEDROOM

16' 6" x 14' 10" (5.02m x 4.53m)

### EN-SUITE

8' 4" x 3' 0" (2.53m x 0.91m)

### BEDROOM

10' 4" x 9' 8" (3.14m x 2.94m)

### BEDROOM

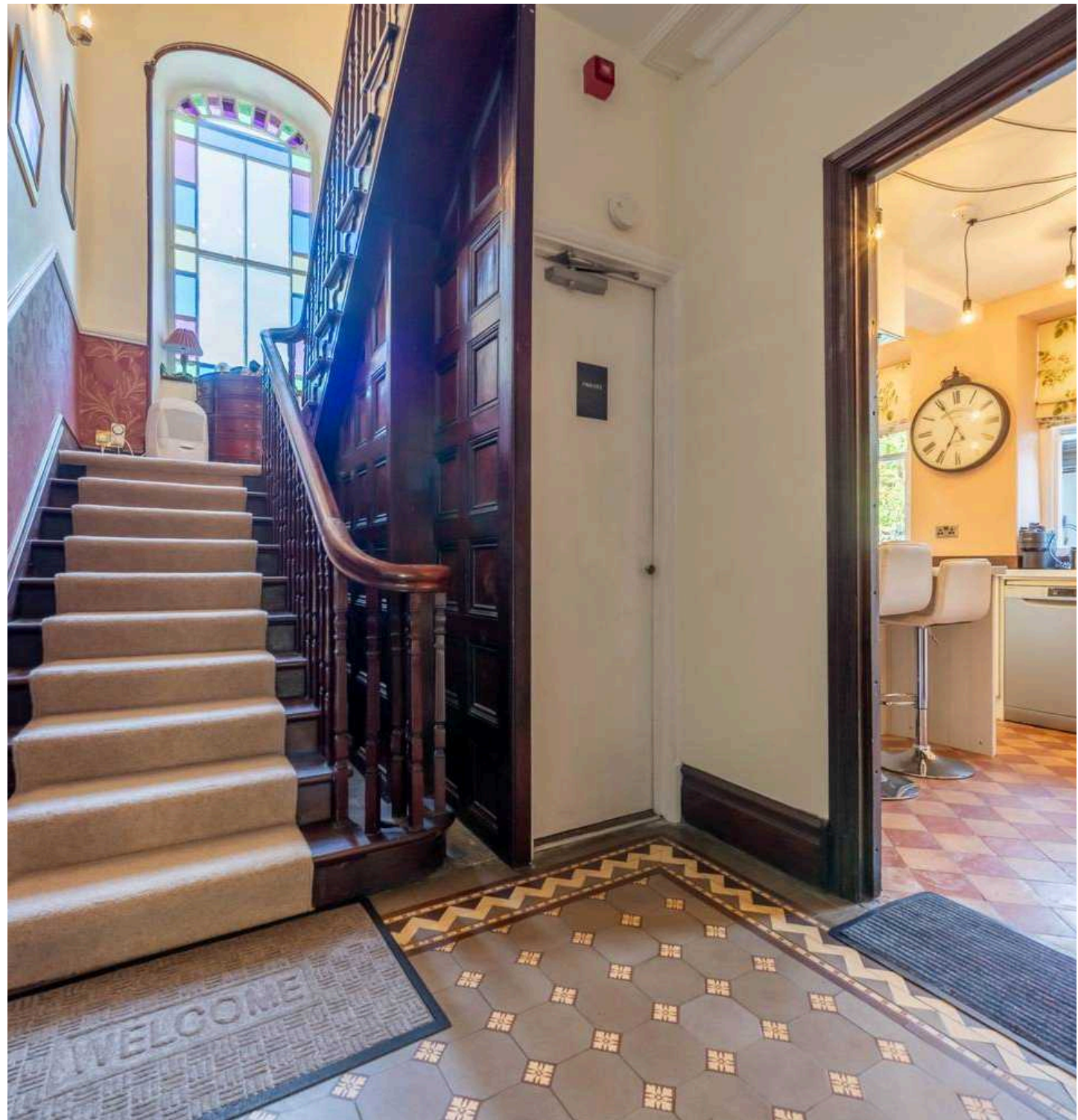
10' 2" x 9' 8" (3.11m x 2.94m)

### BATHROOM

9' 0" x 7' 6" (2.74m x 2.28m)

## IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



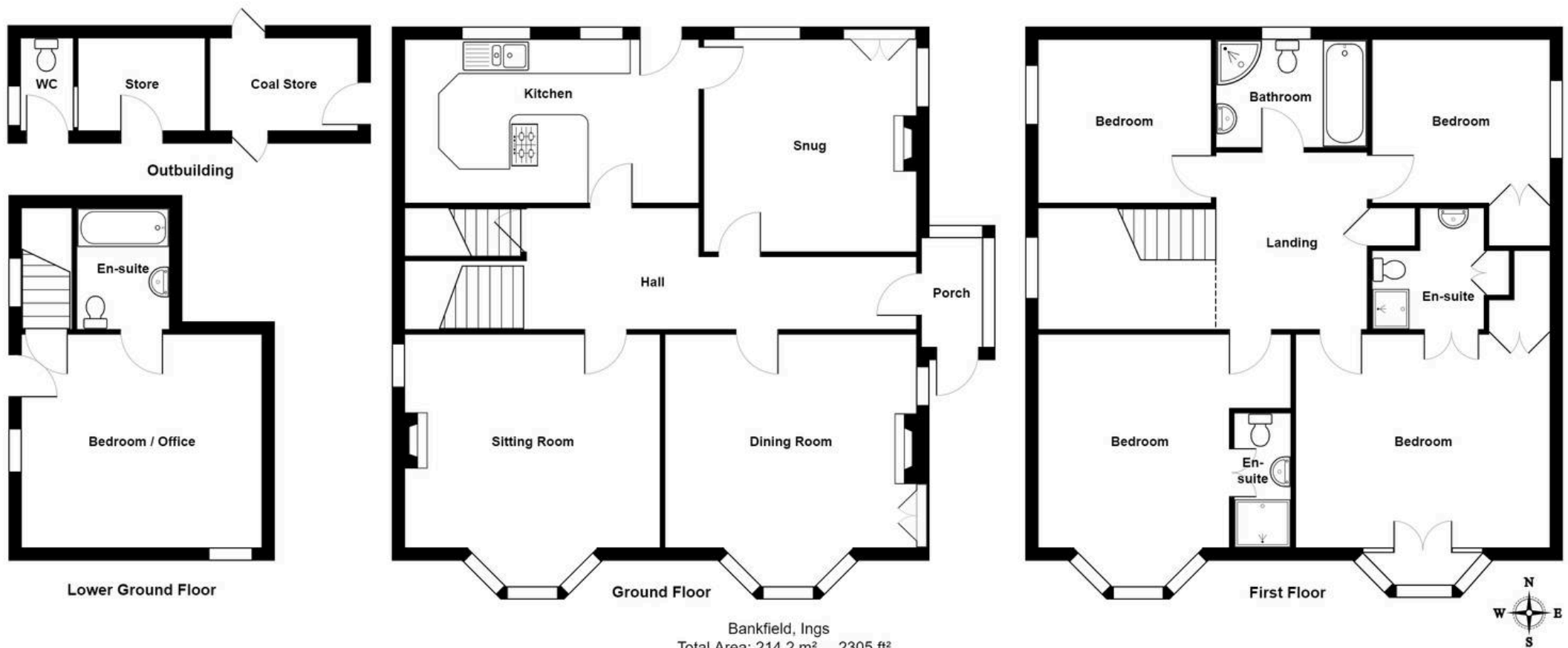












Bankfield, Ings  
 Total Area: 214.2 m<sup>2</sup> ... 2305 ft<sup>2</sup>  
 For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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## THW Estate Agents

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