FISHER HOPPER
ESTATE AGENTS

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Whernside Cottage Low Bentham Road, Bentham, LA2 7BN

O.I.R.O £380,000

3 bed detached house in convenient location, ready to move in and enjoy.

The property consists of a sitting room, kitchen/diner, utility room, office, downstairs cloakroom, 3 bedrooms and main bathroom. Externally there are enclosed front and rear gardens, detached garage, and parking for 4 cars.

An ideal family house.

Property Description

Welcome to Whernside Cottage, a charming three-bedroom detached property ideally located on Bentham Road, on the edge of High Bentham. Just a short walk from shops, local amenities, and a primary school, this home offers a blend of convenience and scenic views. Set on a generous plot, it provides breath-taking countryside vistas from the rear and includes ample parking space for up to four cars, with enclosed gardens both at the front and back.

The well-presented interior is ready to move in. The ground floor features an inviting entrance hall, a spacious kitchen-dining room, a separate utility area, and a rear porch. Upstairs, a bright landing leads to three double bedrooms, and a family bathroom.

Outside, the property boasts expansive gardens and a detached garage, making it an ideal choice for a growing family or a couple seeking a peaceful retreat in this beautiful area.

Property Information

Freehold
Council Tax Band E
EPC Rating D
All mains services

High Bentham Location

High Bentham is a thriving market town with a good range of shops, bars and takeaways. There's a good primary school, surgery and train station on the Leeds/Lancaster line.

Within the catchment for excellent secondary options at QES, Kirkby Lonsdale and Settle College, both these market towns have Booths supermarkets and a selection of independent shops. Kendal and Lancaster are around 30 minutes in the car, with access to the M6.

Bentham is located on the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, with the Yorkshire Dales, Lake District and Morecambe Bay providing great days out in stunning scenery.

Ground Floor

Entrance Hall




Fitted carpet, staircase providing access to first floor, understairs cupboard, double glazed window and door.

Sitting Room 18'3" x 10'9" (5.57m x 3.28m)




Fitted carpet, radiators, two double glazed windows.

Kitchen / Diner



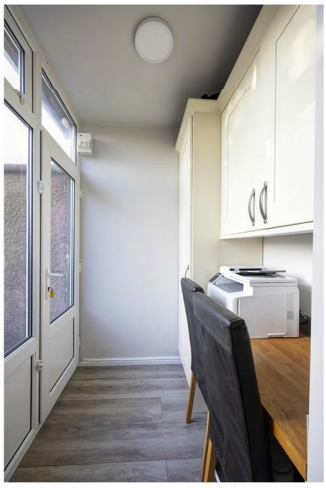

Wood laminate flooring, radiator, range of wall and base units, solid oak worktops, drainer sink with instant hot water and cold filtered water, integrated double oven, hob with extractor hood over, fridge freezer, two double glazed windows to front and rear aspect.

Utility Room 5'5" x 8'5" (1.66m x 2.58m)




Wood laminate flooring, range of wall and base units, plumbing for washing machine, double glazed window and door.

Cloakroom

Wood laminate flooring, vertical radiator, wash basin, toilet, extraction.

Rear Porch

Wood laminate flooring, range of wall and base units, double glazed window and door.

First Floor

Landing




Fitted carpet, staircase providing access to ground floor, loft access - part boarded with light.

Bedroom One 11'10" x 9'3" (3.63m x 2.84m)




Double bedroom with fitted carpet, radiator, fitted wardrobes, two double glazed windows.

Bedroom Two 12'0" x 6'9" (3.67m x 2.06m)




Double bedroom with fitted carpet, radiator, two double glazed windows.

Bedroom Three 8'2" x 8'2" (2.49m x 2.49m)




Small double bedroom with fitted carpet, radiator, double glazed window.

Bathroom




Wood laminate flooring, wash basin, toilet, bath with shower over, extractor, double glazed window.

External




Front




Drive proving comfortable parking for four cars. lawn, established beds and hedge.

Rear




Large rear garden with lawn, patio, established bed and trees, large shed, hedge boundaries with views to open countryside.

Garage

Detached garage with concrete floor, up and over door, side access, light and power

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as agents in the sale of the property, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

At the point an offer is accepted, a non refundable onboarding fee of £30.00 (inc. VAT) per person will be payable.

This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

INTRODUCERS FEES

Fisher Hopper Ltd receives an introducers fee from:

Napthens and Taylor Rose Solicitors of £100.00 + VAT for all successful introductions.

Lakes Mortgages of £250.00 + VAT for all successful introductions.

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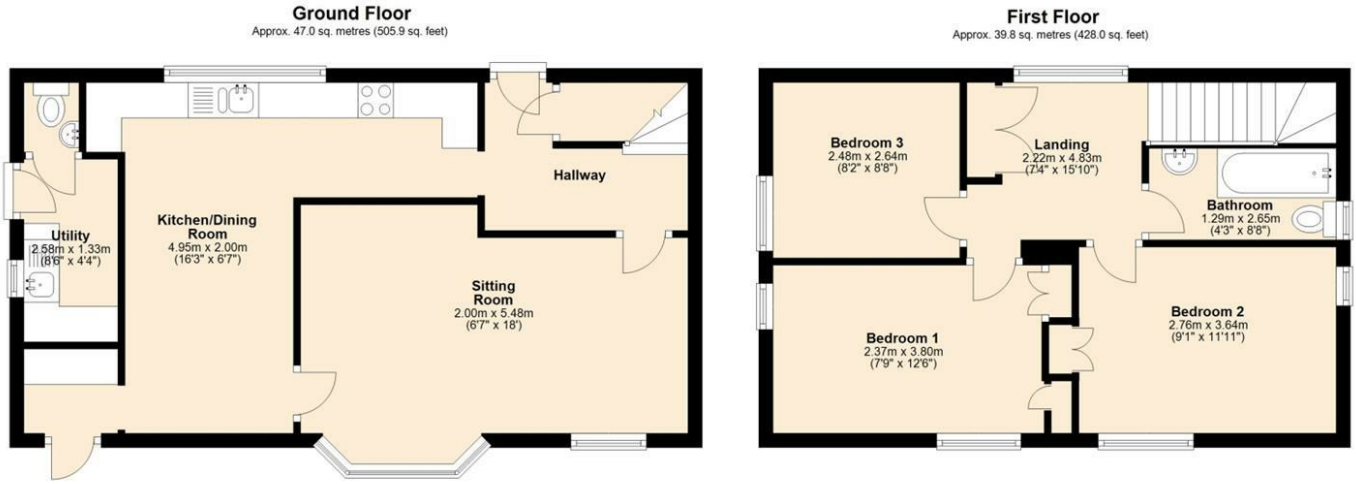
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FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

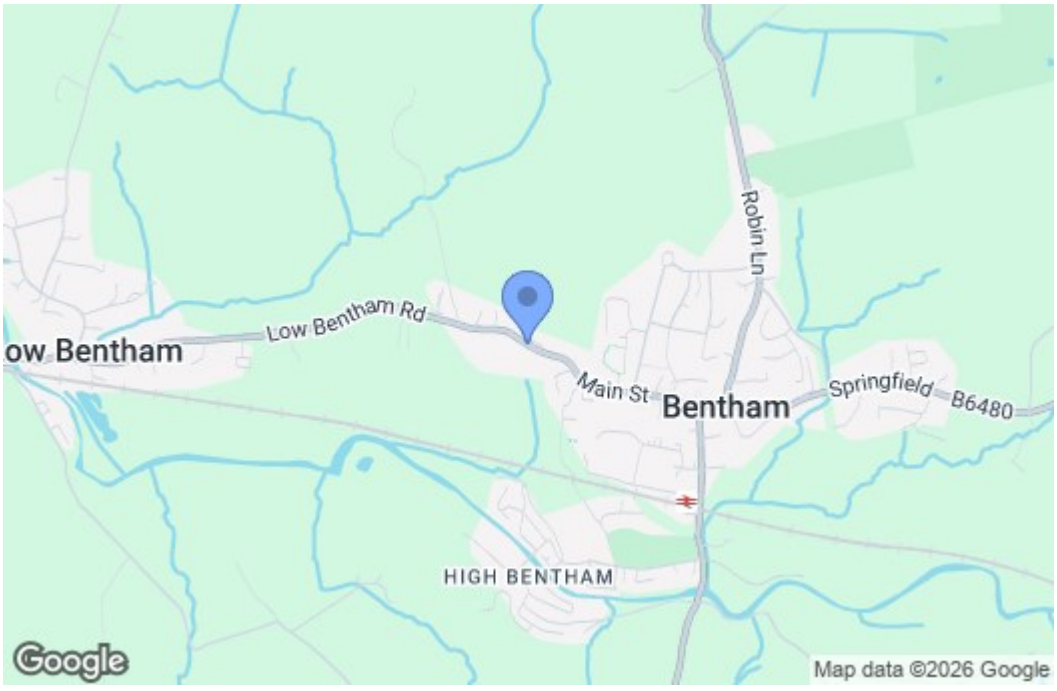
Floor Plan



Total area: approx. 86.8 sq. metres (933.9 sq. feet)

Whernside Cottage, Low Bentham Road, Bentham

Area Map



Energy Efficiency Graph

