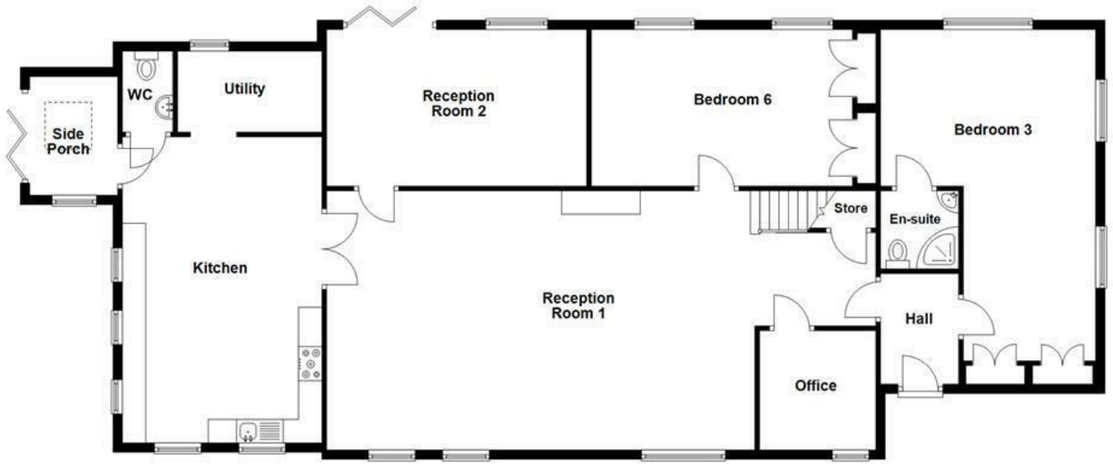
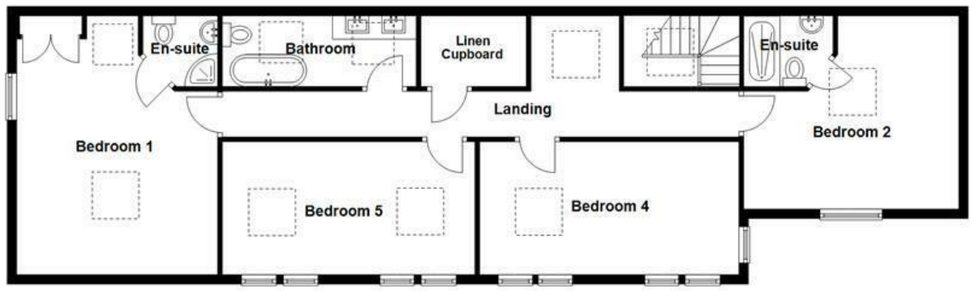
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Ground Floor



First Floor

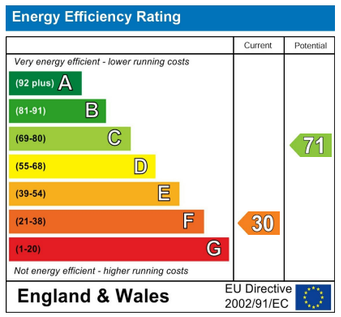












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Mewith, Bentham, LA2 7AP

£1,000,000

AN ENVIABLY LOCATED SIX BEDROOM BARN CONVERSION WITH VIEWS OF THE THREE PEAKS WITH NO ONWARD CHAIN

Nestled in the picturesque village of Mewith, Bentham, this stunning detached family home offers a remarkable blend of spacious living and breath-taking countryside views, particularly of the iconic Yorkshire Three Peaks. Spanning an impressive 3,025 square feet, the property boasts six well-appointed bedrooms, including two conveniently located on the ground floor. Three of these bedrooms feature en suite facilities, ensuring comfort and privacy for family and guests alike.

The heart of the home is its generous living accommodation, which includes two large reception rooms, perfect for entertaining or relaxing with loved ones. The country-style fitted kitchen adds a charming touch, making it an ideal space for culinary enthusiasts to create delightful meals.

Set within 16 acres of beautiful land, this property is a dream for those with a passion for equestrian pursuits. The grounds include nine stables and an outdoor arena, providing ample opportunity for horse riding and training. The location is simply unbeatable, lying on the border of the Yorkshire Dales National Park and the Forest of Bowland, offering endless opportunities for outdoor adventures and exploration.

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Tel: 01200422824 | Email: sales@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Mewith, Bentham, LA2 7AP

£1,000,000

6 4 2 F

- Outstanding Barn Conversion
- Six Bedrooms
- Ample Off Road Parking
- EPC Rating TBC
- Views of The Yorkshire Three Peaks
- Four Bathrooms
- Tenure Freehold
- Sixteen Acres of Land
- Eight Stables and Outdoor Arena
- Council Tax Band G

Ground Floor

Entrance Hall
9'5 x 5'10 (2.87m x 1.78m)

Composite double glazed front door, smoke detector, wood effect flooring with underfloor heating, doors leading to bedroom three and reception room one.

Bedroom Three
24'11 x 15'1 (7.59m x 4.60m)

Three aluminium double glazed windows, exposed beams, underfloor heating, fitted wardrobes and door to en suite.

En Suite
5'11 x 5'6 (1.80m x 1.68m)

Dual flush WC, pedestal wash basin with mixer tap, corner direct feed shower, extractor fan, tiled elevations and vinyl flooring with underfloor heating.

Reception Room One
36'7 x 18'2 (11.15m x 5.54m)

Hardwood double glazed barn window, two hardwood double glazed windows, exposed beams, cast iron log burner with stone fireplace surround, wood effect flooring with underfloor heating, doors leading to understairs storage, office, bedroom six, reception room two, kitchen and stairs to first floor.

Bedroom Six
20'0 x 11'0 (6.10m x 3.35m)

Two aluminium double glazed windows, exposed beams, fitted wardrobes and underfloor heating.

Reception Room Two
18'3 x 11'0 (5.56m x 3.35m)

Aluminium double glazed window, exposed beams, underfloor heating and aluminium double glazed bi-folding doors to rear.

Kitchen
21'10 x 14'0 (6.65m x 4.27m)

Five hardwood double glazed windows, range of panelled wall and base units with laminate work surfaces, Rangemaster range cooker with electric hob, extractor hood, tiled splashback, stainless steel sink and drainer with mixer tap, integrated dishwasher, integrated fridge and freezer, tiled flooring, doors leading to WC, utility and side porch.

Utility
10'2 x 5'8 (3.10m x 1.73m)

Aluminium double glazed window, plumbing for washing machine, space for dryer, floor mounted boiler, fuse box and tiled flooring.

WC
5'8 x 3'4 (1.73m x 1.02m)

Dual flush WC, pedestal wash basin with mixer tap, extractor fan and tiled flooring.

Side Porch
8'4 x 6'2 (2.54m x 1.88m)

Hardwood double glazed window, Velux window, stone flag flooring and aluminium double glazed bi-folding door to side elevation.

First Floor

Landing
Two Velux windows, two central heating radiators, exposed beams, spotlights, smoke detector, doors leading to four bedrooms, bathroom and linen cupboard.

Bedroom One
18'8 x 14'1 (5.69m x 4.29m)

Two Velux windows, hardwood double glazed window, central heating radiator, fitted wardrobes and door to en suite.

En Suite
5'3 x 5'0 (1.60m x 1.52m)

Central heated towel rail, pedestal wash basin with mixer tap, corner direct feed shower, PVC panelled elevations, spotlights and Karndean flooring.

Bedroom Two
15'10 x 13'5 (4.83m x 4.09m)

Aluminium double glazed window, hardwood double glazed window, Velux window, central heating radiator and door to en suite.

En Suite
6'4 x 5'2 (1.93m x 1.57m)

Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, walk-in direct feed shower, tiled elevations, extractor fan, spotlights and vinyl flooring.

Bedroom Four
18'3 x 9'4 (5.56m x 2.84m)

Three hardwood double glazed windows, Velux window, central heating radiator and exposed beams.

Bedroom Five
17'9 x 9'4 (5.41m x 2.84m)

Two Velux windows, four hardwood double glazed windows, central heating radiator and exposed beams.

Bathroom
13'8 x 5'0 (4.17m x 1.52m)

Two Velux windows, central heated towel rail, dual flush WC, double vanity top wash basins with mixer taps, freestanding oval bath with mixer tap and rinse head, spotlights, exposed beams, partially tiled elevations and wood effect flooring.

External
Nestled within 16 acres of picturesque countryside, this exceptional property commands breath-taking views of the iconic Three Peaks of the Yorkshire Dales. A sweeping driveway leads to the residence, framed by lush, wrap-around lawns that offer an idyllic setting for outdoor enjoyment. The property boasts nine well-appointed stables and a manège, catering to the needs of horse enthusiasts. Ample off-road parking ensures convenience for residents and guests alike, while the expansive grounds provide a serene retreat amidst nature's finest landscapes.















