



43 Main Street, Bentham,  
North Yorkshire, LA2 7HJ  
015242 62044  
property@fisherhopper.com  
www.fisherhopper.com



North Cottage High Street, Burton In Lonsdale, LA6 3JP  
Offers In The Region Of £240,000

Deceptively Spacious 4-Bedroom Mid-Terrace in a Sought-After Village

This charming home features a sitting room, kitchen, four double bedrooms, and a family bathroom. Outside, there are low-maintenance front and rear yards, a handy outbuilding, and on-road parking. Ideal for couples or growing families.

## Property Description

Welcome to North Cottage – a charming and quirky Grade II listed four-bedroom home in the charming and popular village of Burton in Lonsdale.

This unique flying freehold property offers an unusual layout, with the first floor extending over double the size of the ground floor, providing exceptionally spacious accommodation.

On the ground floor, you are welcomed into a cosy sitting room featuring a large stone fireplace with a wood-burning stove, which leads into the kitchen with access to the rear yard. The staircase from the kitchen takes you to the first floor, with four generously sized double bedrooms and a family bathroom, offering abundant living space.

Outside, the property boasts a front yard leading up to the home and a rear yard with a handy storage outbuilding. On-road parking is available to the front, combining character with practicality in a delightful village setting.

## Property Information

Tenure: Flying freehold

Council Tax Band: C

Grade II listed

EPC: N/A

Services: All mains

Broadband: Available

## Burton In Lonsdale Location

Burton-in-Lonsdale is a vibrant village with a popular community-run grocery store and Post Office, alongside various clubs and societies. It boasts an excellent recreation ground featuring an outdoor gym, playground, sports pavilion, and all-weather pitch. The village also has its own newsletter, a pub, and hosts regular community events.

Nearby Bentham and Kirkby Lonsdale offer GP surgeries, while excellent secondary education is accessible via a school bus to QES, Kirkby Lonsdale, and Settle College. Primary schools in Bentham and Leck are about a 10-minute drive away. Kirkby Lonsdale, a charming market town nearby, provides great shopping and dining options.

Bentham station on the Lancaster–Leeds line

serves the area, with the A65 providing road access to Skipton and Kendal. Lancaster and the M6 motorway are within a 30-minute drive. The village offers stunning views of Ingleborough and easy access to the Yorkshire Dales National Park, as well as day trips to Morecambe Bay, the Lake District, and the Forest of Bowland.

## Ground Floor

### Sitting Room



Fitted carpet, fireplace with stone hearth and lintel, wall light, fitted shelves, exposed beams, timber framed double glazed window and timber glazed door with textured glass to front aspect.

### Kitchen



Quarry tiles, range of wall and base units, ceramic/Belfast sink, space for washing machine, under counter fridge and cooker point, staircase to first floor, under stairs cupboard, timber framed double glazed window and timber glazed door with textured glass to rear aspect.

## First Floor

## Landing



Fitted carpet, integrated storage cupboard, loft access - part boarded with light, staircase to ground floor.

## Bedroom One



Double room with fitted carpet, radiator, integrated wardrobes, timber framed double glazed window to front aspect.

## Bedroom Two



Double room with wooden floorboards, radiator, timber framed double glazed window to front aspect.

## Bedroom Three



Double room with fitted carpet, radiator, integrated wardrobes, window with textured glass to hallway, timber framed double glazed window to rear aspect.

## Bedroom Four



Double room with fitted carpet, radiator, fitted cupboard, timber framed double glazed window to rear aspect.

## Bathroom



Part painted floorboards, part tiled flooring,

radiator, wash basin, toilet, corner shower, bath, exposed stone, timber framed double glazed window with textured glass to rear aspect.

## External

### Front

Enclosed flagged yard with path up to front door, established borders with mature plants and shrubs.

### Rear



Enclosed flagged yard, outbuilding for storage with electricity and light, gated access.

### Parking

On road parking to front.

### 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 £25.00 (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.

You can pay this fee securely online at:  
<https://shorturl.at/zAqJj>

## 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.

## FISHER HOPPER

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The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

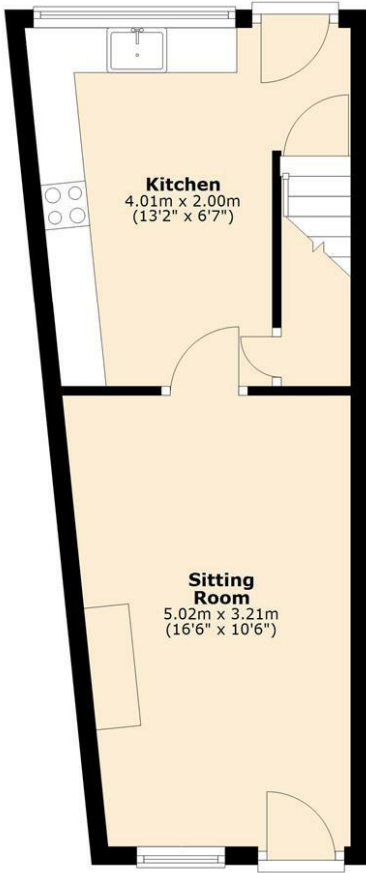
## FLOOR PLANS

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

# Floor Plan

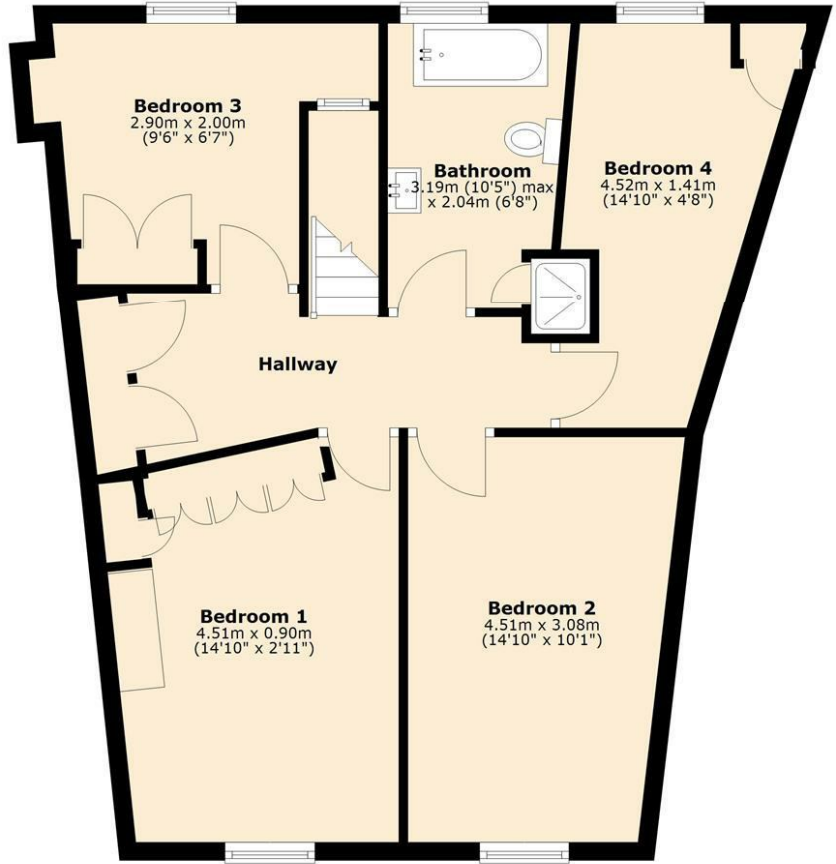
## Ground Floor

Approx. 28.9 sq. metres (311.1 sq. feet)



## First Floor

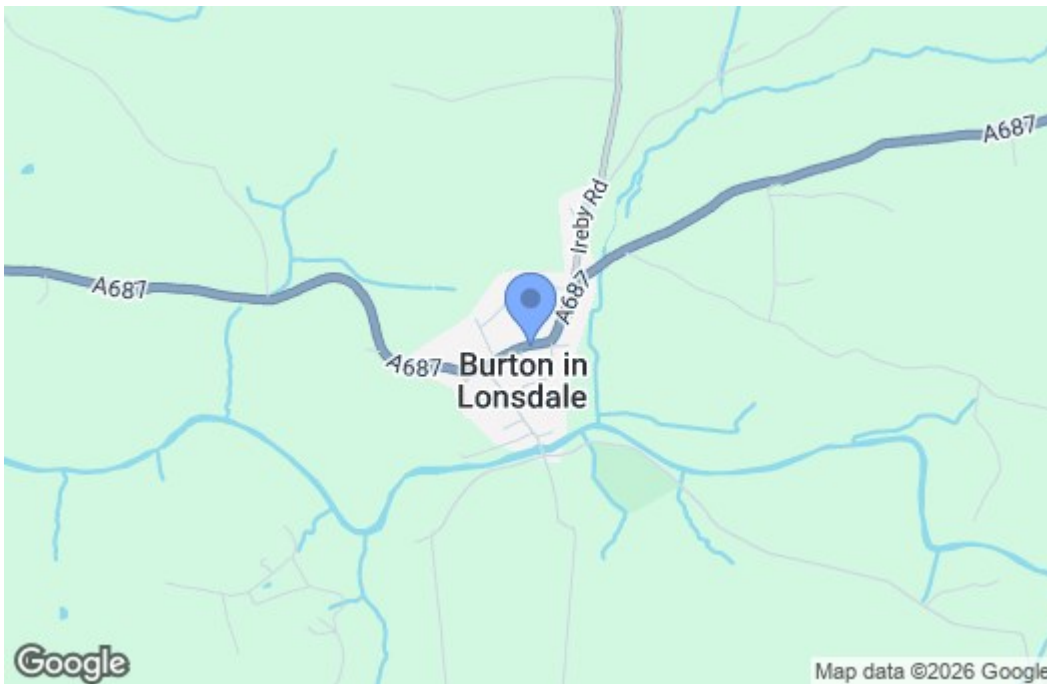
Approx. 62.1 sq. metres (668.9 sq. feet)



Total area: approx. 91.0 sq. metres (979.9 sq. feet)

## North Cottage, Burton In Lonsdale

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

