



Rose Cottage 5 King Street, LA2 7HG
Offers In The Region Of £215,000

A deceptively spacious, double-fronted two-bedroom cottage tucked just off Bentham Main Street, finished to a high standard and offering two reception rooms, private parking and an enclosed yard with outbuilding.

Rose Cottage

Rose Cottage is a charming and deceptively spacious double-fronted two-bedroom home, tucked away just off Bentham Main Street, offering a perfect blend of convenience and privacy. Beautifully presented throughout, the property is rich in character, featuring exposed beams and attractive exposed stonework, and offers well-balanced accommodation including two inviting reception rooms, a well-appointed kitchen, two generous bedrooms and a modern family bathroom.

Externally, the property continues to impress with a private parking space and an enclosed rear yard, complete with a useful outbuilding, ideal for storage or workshop use. An excellent opportunity for those seeking a characterful yet practical home in a central location.

High Bentham Location

High Bentham is a vibrant market town offering a good variety of shops, bars, and takeaways. The town benefits from a well-regarded primary school, a medical surgery, and a train station on the Leeds–Lancaster line, providing excellent connectivity.

Families can access excellent secondary education within the catchment areas of Queen Elizabeth School in Kirkby Lonsdale and Settle College. Both of these nearby market towns feature Booths supermarkets and a charming mix of independent shops.

High Bentham is conveniently located about 30 minutes by car from Kendal and Lancaster, with easy access to the M6 motorway. Situated on the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, it also offers close proximity to the Yorkshire Dales, Lake District, and Morecambe Bay—perfect for scenic day trips and outdoor adventures.

Property Information

Freehold

Council: North Yorkshire

Council Tax Band: B

EPC Rating: E

Services: Mains water, drainage and electric (mains gas supply at front of house)

Heating & Hot Water: Oil boiler

Broadband Speed: 36-40 Mbps

Ground Floor

Porch

Tiled floor, two single glazed window windows, new PVC door front.

Sitting Room



Fitted carpet, two radiators, woodburning stove with stone hearth and wooden mantle piece, UPVC window to front, exposed beam, staircase to 1st floor.

Dining Room



Wooden floorboards and fitted carpet, radiator, double glazed windows to front and rear.

Kitchen



Wood laminate effect vinyl flooring, vertical slatted radiator, range of wall and base units, solid wood worktops, enamel 1.5 drainer sink, single oven, hob with extractor hood, double glazed window, UPVC door to enclosed rear yard.

First Floor

Landing

Bedroom One



Double bedroom with fitted carpet, radiator, double glazed window to front aspect.

Bedroom Two



Fitted carpet, radiator, cupboard, two double glazed windows to front and rear aspects.

Bathroom



Wood laminate effect vinyl flooring, vertical radiator, toilet, wash basin, bath with shower over, double glazed window to rear aspect.

External

Front

One designated parking space opposite, wall enclosed with rose bushes, and low maintenance gravelled area.

Enclosed Rear Yard



Enclosed rear yard with raised established bed, covered oil tank, gate to side.

Outbuilding

Concrete floor painted, light and power, worktop, plumbing for washing machine, oil boiler.

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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FLOOR PLANS

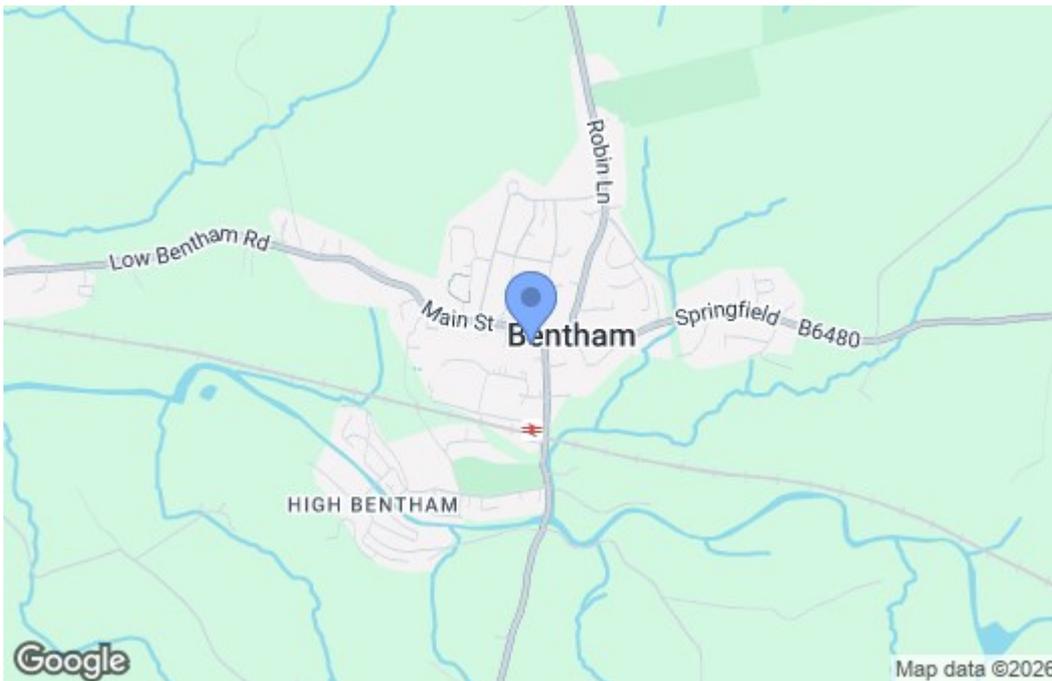
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Total area: approx. 77.2 sq. metres (831.4 sq. feet)
Rose Cottage, 5 King Street, Bentham

Area Map



Energy Efficiency Graph

