



Chesham 23 Mount Pleasant, High Bentham, LA2 7JY

Price £595,000

A substantial and characterful five-bedroom detached period home located just off High Bentham's Main Street. This striking property features generous living space, elegant original details, and flexible accommodation across two floors. Highlights include a grand entrance hallway with a curved archway, multiple reception rooms, a kitchen with separate utility room, and a study with lift access to the first floor. Upstairs offers four double bedrooms, a single bedroom, an ensuite wet room to the master bedroom, a private shower, and a family bathroom with separate WC. The home sits on a generous plot with extensive, mature gardens to the front and side, with a rear courtyard and a detached garage, and driveway parking for 2-3 cars. A rare opportunity in a thriving and well-connected small market town.

The property is being offered chain free.

Property Description

A Charming and Spacious Five Bedroom Detached Home in the Heart of High Bentham Ideally located just off High Bentham's Main Street, this impressive detached period property offers generous living space, beautiful character features, and a flexible layout perfect for family living or multi-generational households.

Inside, the home opens into a grand entrance hall with original floorboards, decorative cornicing, and a striking arched feature. The main reception spaces include a large bay-fronted music room, a reception room with marble fireplace, a formal dining room, and a light-filled sun room. A study provides access to a lift serving both floors, enhancing accessibility. The well-appointed kitchen includes solid pine cabinetry, exposed beams, and connects to a utility room with ample storage.

Upstairs, a bright half landing features a beautiful stained-glass window and leads to the family bathroom and a separate WC. Further up, the main landing gives access to four spacious double bedrooms and a fifth single room, ideal as a home office or nursery. The main bedroom benefits from an ensuite wet room and lift access, while bedroom two features its own private shower.

Set on a generous plot, the property enjoys extensive, beautifully maintained gardens to the front and rear, with sweeping lawns, mature borders, an apple tree, and stone pathways—offering a rare sense of space and privacy in a central location. A detached garage and private driveway provide parking for two to three vehicles.

A rare opportunity to acquire a substantial, characterful home in a prime central location.

Property Information

Tenure: Freehold
Council Tax Band: G
EPC Rating: TBC
Services: All mains

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.

Ground Floor

Front Entrance Vestibule

Tiled flooring, cornicing, internal glazed door and window with textured glass to hallway, double glazed window above timber entrance door.

Entrance Hall



Grand entrance with floorboards, 2 radiators, elegant segmented arch with decorative panelled soffit detail, framed by moulded cornicing, staircase to first floor, access to cellar at the back.

Music Room



Substantial reception room with solid wood floor, 2 radiators, fireplace housing gas fire, cornicing, glazed door leading to rear hall, double glazed window to side aspect, large double glazed bay window to front aspect.

Reception Room



Solid wood floor, radiator, open fireplace featuring marble mantle and surround, cornicing, double glazed bay window to front aspect.

Side Entrance Porch

Tiled flooring, 2 double glazed windows and glazed door to side aspect.

Entrance

Tiled flooring, loft access, exposed stone wall, access to utility and kitchen.

Kitchen



Tiled flooring, radiator, solid varnished pine wall and base units with complimentary worktops, 1.5 drainer sink, range cooker, integrated dishwasher, fitted cupboard with alcove shelving, exposed beams, 2 double glazed windows to both side aspects.

Utility Room



Concrete flooring, fitted shelves, worktop with single drainer sink, gas boiler, loft area, plumbing for washing machine and dryer, exposed stone wall, double glazed windows to both side aspects.

Second Side Entrance



Hard-wearing entrance carpet, radiator, glazed door to side aspect, access to downstairs cloakroom and dining room.

Cloakroom

Fitted carpet, radiator, wash basin, toilet, wall mounted hooks, double glazed window with textured glass to side aspect.

Dining Room



Fitted carpet, 2 radiators, fitted cupboard, fitted shelves, cornicing, double glazed window to rear aspect.

Sun Room



Fitted carpet, radiator, loft access, large double glazed corner window.

Office



Fitted carpet, radiator, double glazed windows to front and side aspects, glazed door to front aspect, lift access to first floor.

First Floor

Half Landing

Fitted carpet, double glazed window with stained glass to rear aspect, access to main bathroom and separate cloakroom.

Bathroom

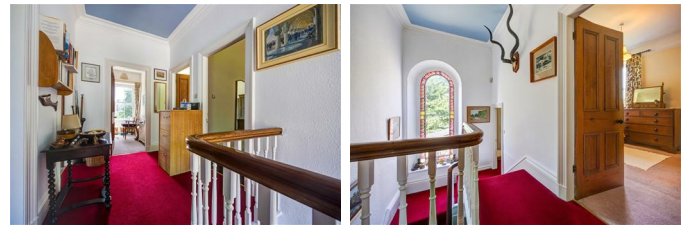
Fitted carpet, radiator, wall mounted electric heater, wash basin, bath with shower over, large fitted cupboards, double glazed window to rear garden.

Separate Cloakroom



Fitted carpet, wash basin, toilet, radiator, double glazed window with textured glass to side aspect.

Landing



Fitted carpet, cornicing, access to all bedrooms.

Bedroom One



Large double bedroom with floorboards, 2 radiators, fitted wardrobes, wash basin, cornicing, large double glazed bay window to front aspect, access to lift access leading through to ensuite wet room.

Lift Lobby

Tiled flooring, double lift access to ground floor, double glazed window to rear aspect.

Ensuite Wet Room



Tiled flooring, heated towel rail, wash basin, toilet, walk-in shower with accessibility seat and handrail, extractor fan, double glazed window to front aspect.

Bedroom Two



Double bedroom with fitted carpet, 3 radiators, fitted wardrobes, one compartment housing shower and wash basin, cornicing, large double glazed bay window to front aspect.

Bedroom Three



Large double bedroom with fitted carpet, 2 radiators, wash basin, double glazed window to rear aspect.

Bedroom Four



Double room with fitted carpet, wash basin, fitted cupboard, loft access, double glazed window to side aspect.

Bedroom Five/Study



Single room or office space with fitted carpet, radiator, fitted shelves, double glazed window to front aspect.

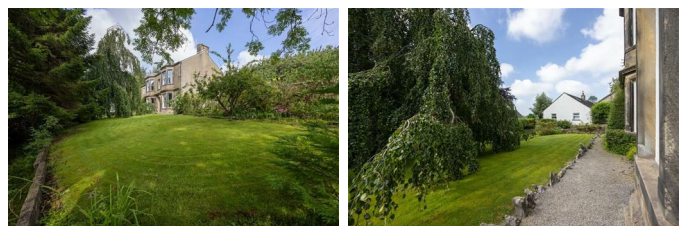
Cellar



Stone flagged flooring, worktop, double glazed window.

External

Front



Private enclosed garden with large lawn, gravelled pathway up to the front door

established beds, mature trees and plants, driveway that leads to the rear.

Left Hand Side

Driveway up to garage and flagged patio area, path round back of property to side garden.

Right Hand Side



Large lawned area with path, established beds, mature plants and trees including an apple tree. Access to the front lawn.

Parking

Driveway with parking for 2-3 cars.

Garage



Concrete flooring, window to front aspect.

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, an Onboarding Fee of £25.00 (inc. VAT) 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 and introducers fee from Napthens Solicitors of £100.00 + VAT for all successful introductions.

FISHER HOPPER

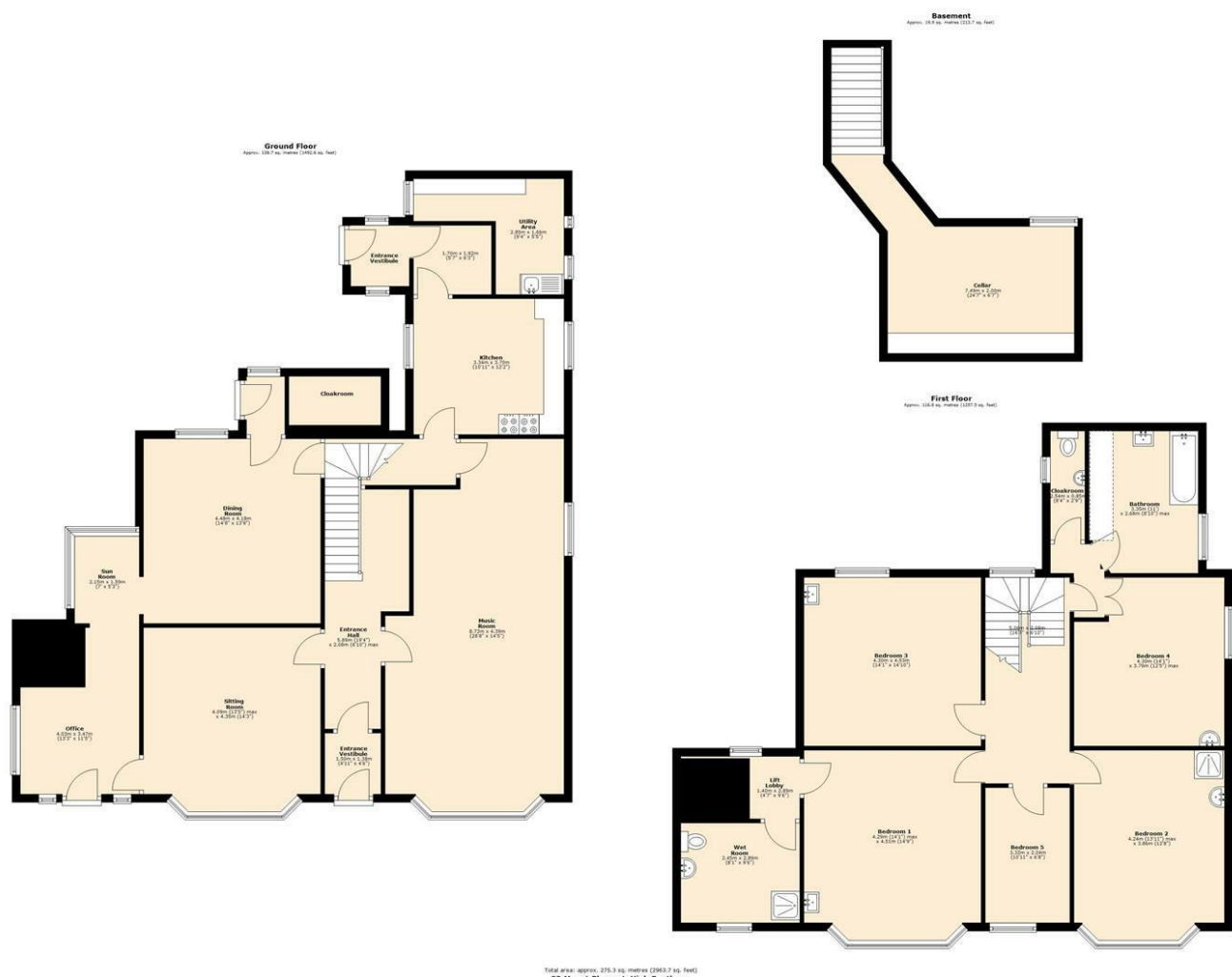
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FLOOR PLANS

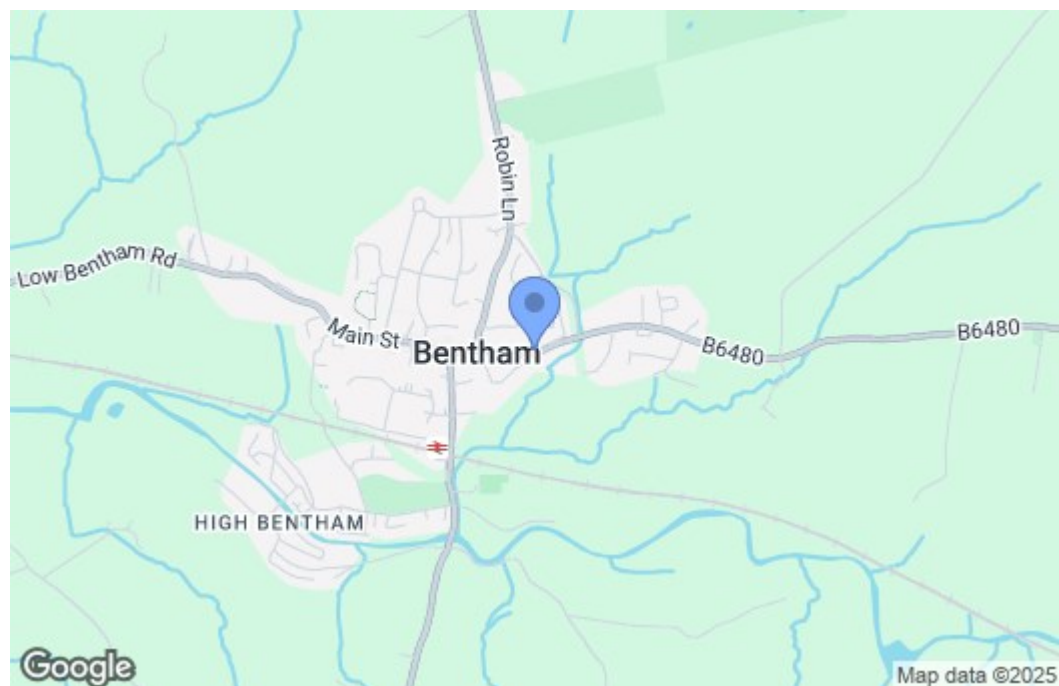
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



23 Mount Pleasant, High Bentham

Area Map



Energy Efficiency Graph

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