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Mount Cottage Tatham, LA2 8PH
Offers In The Region Of £180,000

Mount Cottage is a charming one-bedroom, single-storey mid-terrace home set in a peaceful rural location with beautiful countryside views. It features a bright open-plan kitchen, dining and living area with a vaulted ceiling and patio doors leading to a private enclosed patio. The property also includes a modern shower room, a well-sized double bedroom with fitted storage, and the added benefit of two designated parking spaces.

Mount Cottage

Mount Cottage is a highly desirable one-bedroom, single-storey mid-terrace cottage, beautifully positioned within a tranquil rural setting. Enjoying far-reaching views across open countryside to the surrounding hills, the property offers a rare balance of peace and accessibility, remaining within easy reach of nearby shops and local amenities.

The accommodation is thoughtfully arranged and begins with an entrance hall leading to a stylish, modern shower room and an impressive open-plan kitchen, dining and sitting area. This superb living space is enhanced by a vaulted ceiling, creating a wonderful sense of light and volume, while sliding patio doors perfectly frame the stunning outlook and provide direct access to the outside.

The double bedroom, accessed from the entrance hall, is well-proportioned and benefits from fitted wardrobes and useful storage, offering comfortable and practical accommodation.

Externally, the property features an enclosed patio, accessed directly from the sitting area—an ideal space for al fresco dining or simply relaxing while taking in the exceptional views. The cottage further benefits from two designated parking spaces.

Property Information

Tenure: Leasehold

Lease: 999 years | Remaining: 962 years

Council Tax Band: SBR

EPC Rating: TBC

Services: Mains water & electricity

Drainage: On-site waste treatment plant, shared by 10 properties with costs equally split

Cost: No service charge | Peppercorn rent

Broadband: B4RN - Speeds available up to 1,000 Mbps

Entrance Hall



Hardwearing entrance mat, fitted carpet, night storage heater, timber and glazed door to front aspect.

Open Plan Living Space

Sitting Room



Fitted carpet, multi fuel stove on slate hearth, access via ladder to mezzanine level, sliding double glazed patio doors.

Mezzanine

Useful storage or occasional sleeping platform, wall mounted light, access to loft space.

Kitchen Diner



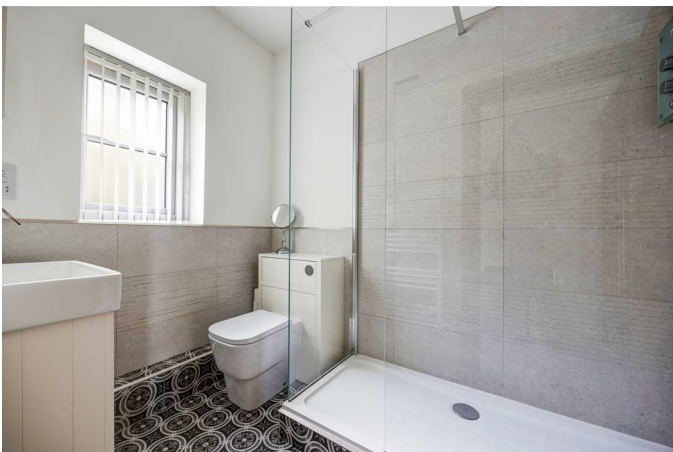
Vinyl flooring, range of wall and base units, single stainless steel drainer sink, oven and hob, integrated fridge, double glazed window to rear aspect.

Bedroom



Fitted carpet, wall mounted electric heater, pine fitted wardrobes and overhead storage, double glazed window to front aspect.

Shower Room



Modern shower room with patterned tile

flooring, heated towel rail, wash basin with vanity unit, toilet, walk in shower cubicle, double glazed window with textured glass.

External

Rear Patio Garden



Wall and fence enclosed low maintenance patio garden providing a relaxing seating area with spectacular views over open countryside and the Lake District fells in the far distance.

Parking



Two designated parking spaces near property.

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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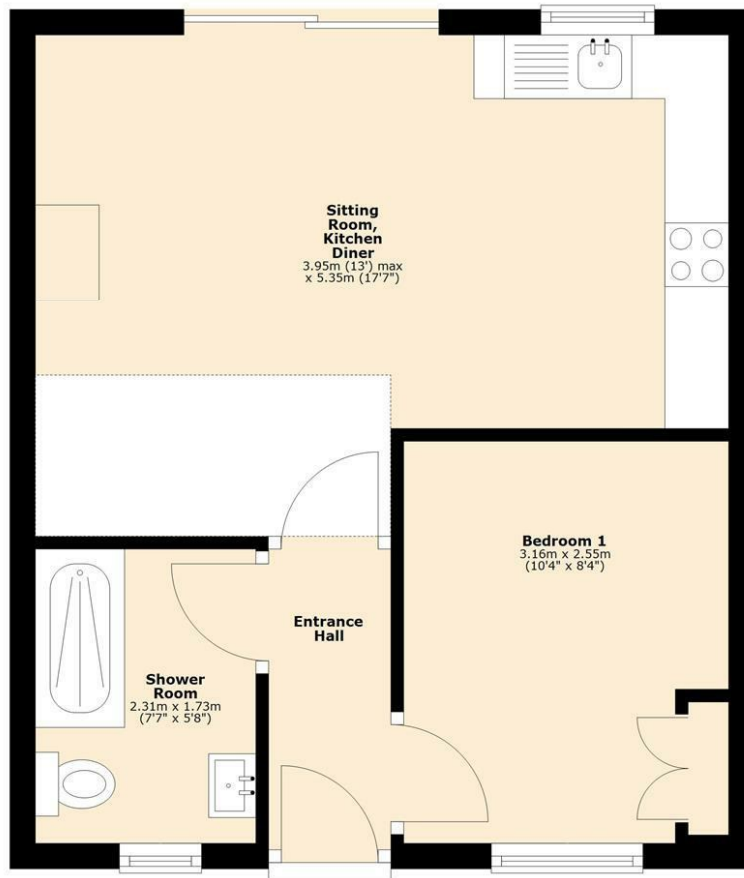
FLOOR PLANS

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

Floor Plan

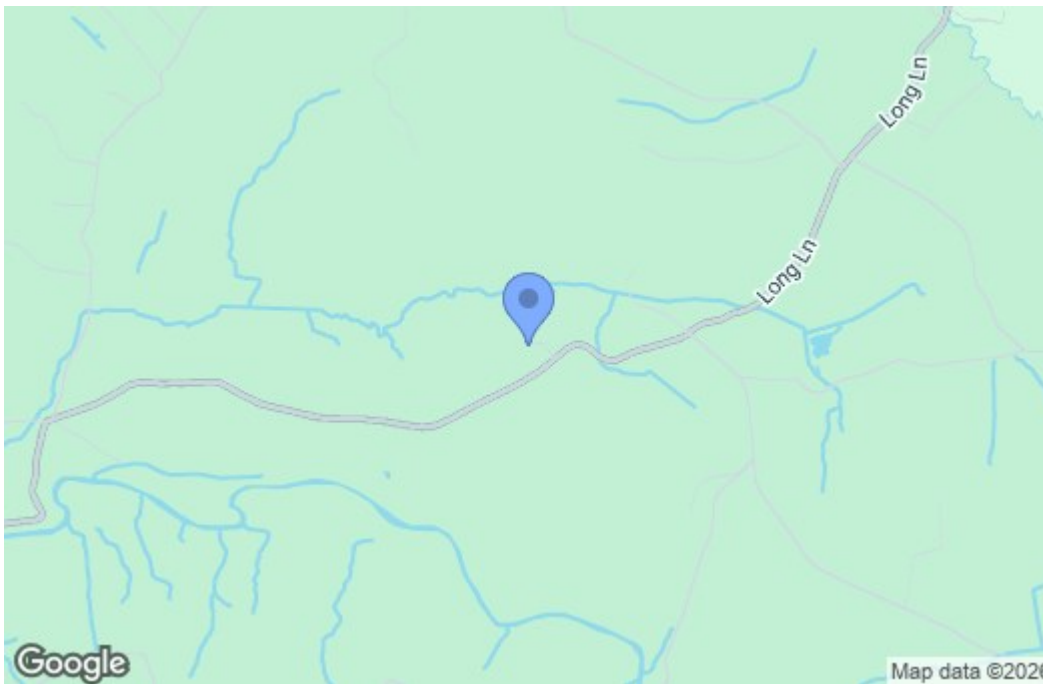
Ground Floor

Approx. 27.4 sq. metres (295.1 sq. feet)



Total area: approx. 27.4 sq. metres (295.1 sq. feet)
Mount Cottage, Tatham

Area Map



Energy Efficiency Graph

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

