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18 Mount Pleasant Terrace, LA2 7LB
Asking Price £245,000

AN EXCITING RENOVATION PROJECT FULL OF POTENTIAL

Opportunity to own and personalise this elegant Grade II listed semi-detached family home. Featuring three bedrooms, spacious reception areas, period details, and spacious garden, the property is being thoughtfully restored to preserve its original character while incorporating modern comforts.

Property Description

18 Mount Pleasant Terrace is an elegant Grade II listed semi-detached home offering an exciting opportunity to acquire a period property with restoration works already underway. Featuring three bedrooms, spacious living accommodation and a charming garden, the property is conveniently located close to the amenities of High Bentham.

The rear of the property enjoys far-reaching views across the surrounding countryside towards the Forest of Bowland.

The accommodation comprises a living room with fireplace, a dining room featuring a decorative ceiling rose and feature arches, and a kitchen space with rear porch. To the first floor are three well-proportioned bedrooms and a family bathroom.

Many original features remain, including panelled doors, picture rails and moulded architraves, offering purchasers the opportunity to continue the restoration and create a characterful family home.

Outside, a ginnel provides access to a spacious rear garden. On-road parking is available to the front, with the possibility of off-road parking nearby by separate negotiation.

A rare opportunity to complete the restoration of a handsome period home in a desirable location.

Property Information

Tenure: Freehold

Grade II Listed

Council Tax Band: C

EPC Rating: D

Services: All mains

Broadband connection: Speeds available up to 80mbps

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.

We do the imagining, so you don't have to...

For illustration purposes, AI-generated concepts are included to demonstrate how the property could be transformed.

Ground Floor

Sitting Room 13'10" x 12'7" (4.24 x 3.86)



Fitted carpet, radiator, feature period fireplace housing multi fuel stove installed in 2023, picture rail, shutters to front aspect window, double glazed timber sash windows to the front and side aspects, timber and glazed front door.

POTENTIAL



Create a bright and inviting family room ideal for cosy nights by the fire...

Dining Room 13'11" x 11'1" (4.24 x 3.38)



Painted floor boards, radiator, two feature arches with shelving to each side of chimney breast, stunning central ceiling rose, moulded architrave, double glazed timber sash window with shutters to front aspect.

POTENTIAL



Imagine a stunning open-plan kitchen/dining space perfect for entertaining...

Kitchen 24'1" x 10'8" (7.36 x 3.27)



Reclaimed timber flooring, ready to connect underfloor heating, Ikea freestanding base unit with sink and mixer tap, UPVC double glazed window to rear aspect, timber and glazed door to rear porch.

POTENTIAL



Hall

Stairs rising to half landing with UPVC double glazed window to rear aspect with stunning views.

Porch 3'8" x 10'11" (1.12 x 3.35)

Tiled flooring, built-in cupboard, UPVC double glazed door to the rear aspect and part-glazed timber back door.

First Floor

Landing

Fitted carpet, small built-in cupboard, loft access - part boarded, access to all bedrooms and bathroom.

Bedroom One 12'9" x 12'5" (3.89 x 3.78)



Generous double bedroom with floor boards, radiator, picture rail, single glazed timber sash window to front aspect.

POTENTIAL



Spacious bedrooms designed for comfort and natural light...

Bedroom Two 12'9" x 11'2" (3.89 x 3.40)



Another good double bedroom with fitted carpet, radiator, picture rail, single glazed timber sash window and secondary glazing to front aspect.

POTENTIAL



Bedroom Three 11'10" x 8'0" (3.63 x 2.46)



Smaller double or twin bedroom with fitted carpet, radiator, picture rail, UPVC double glazed window to the rear aspect and incredible views.

POTENTIAL



Bathroom 5'6" x 9'3" (1.70 x 2.82)



Floor boards, radiator, wash basin, toilet, bath, extractor fan, built-in storage cupboard, UPVC double glazed window to rear aspect.

POTENTIAL



Transform into a luxurious contemporary suite...

External

Front

On-road parking to the front aspect, gated ginnel to rear through to rear garden.

Rear



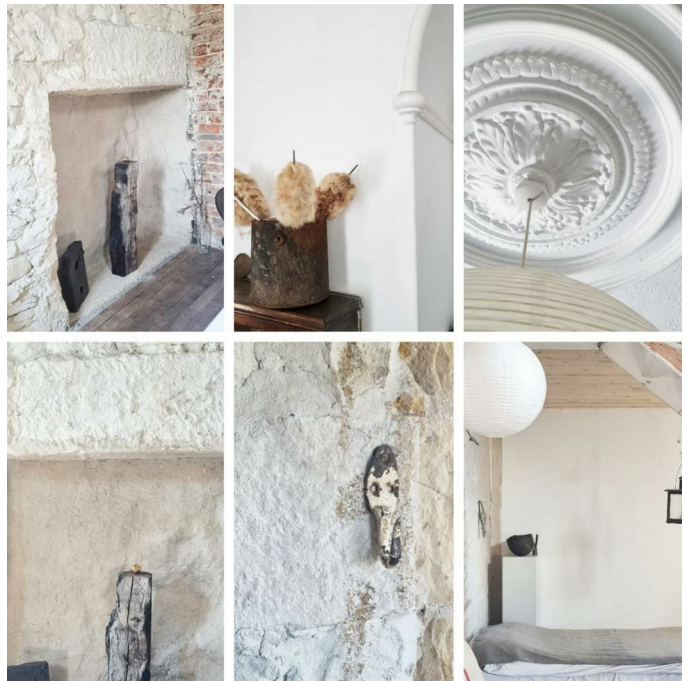
Decked seating area with right of way across the rear and countryside views.

POTENTIAL



With vision and landscaping, this space could be transformed into a beautiful outdoor area perfect for relaxing, entertaining and enjoying the far-reaching views.

THE FINER DETAILS



Beyond the generous rooms and exciting potential lies a wealth of character and charm. These individual touches and architectural details tell the story of the home and provide the perfect foundation for its next chapter.

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.

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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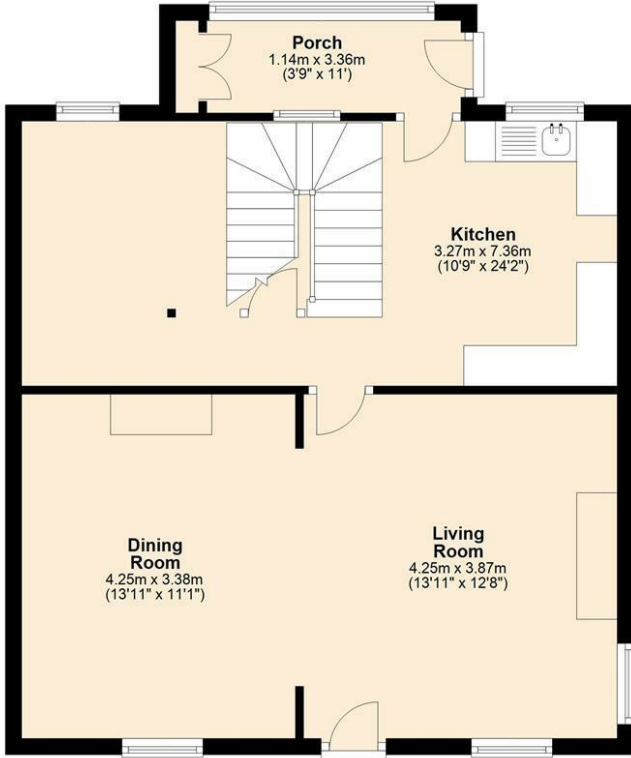
FLOOR PLANS

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

Floor Plan

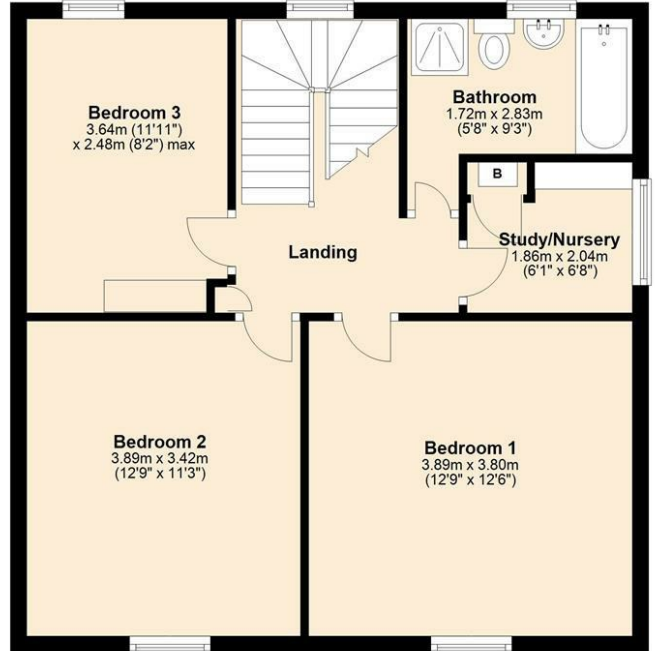
Ground Floor

Approx. 60.2 sq. metres (647.6 sq. feet)



First Floor

Approx. 56.5 sq. metres (608.5 sq. feet)



Total area: approx. 116.7 sq. metres (1256.1 sq. feet)

18 Mount Pleasant, Bentham

Area Map



Energy Efficiency Graph

