



Stonegate Cottage Low Bentham, LA2 7DX

£230,000

Charming 3 bed character cottage offering a wealth of original features, spacious living and dining room, and a modern fitted kitchen. Outside benefits from a low-maintenance garden and off-street parking. Offered with no onward chain, this delightful home is highly recommended for internal viewing.

Property Description

Stonegate Cottage is a deceptively spacious and charming character property, boasting a wealth of original features including exposed beams and attractive stone alcoves. Ideally situated in the heart of Low Bentham, just over a mile from High Bentham, the cottage offers a wonderful blend of character and modern convenience.

Upon entering, you are welcomed into a cosy sitting room featuring an exposed stone fireplace, which flows through to a modern fitted kitchen and a separate dining room complete with a multi-fuel stove, creating a warm and inviting space for family life and entertaining.

To the first floor are three well-proportioned double bedrooms and a family bathroom.

Externally, the property benefits from a low-maintenance patio garden to the rear and off-street parking to the front.

Stonegate Cottage would make an ideal home for first-time buyers and young families, while also offering excellent potential as a holiday let or investment property.

Property Information

Tenure: Freehold

Council Tax Band: C

EPC Rating: TBC

Services: All mains

Broadband: Speeds available up to 80mbps

Low Bentham Location

Low Bentham is a charming village situated on the western edge of North Yorkshire, close to the borders of Lancashire and Cumbria. The spectacular Yorkshire Dales National Park lies nearby, along with the Forest of Bowland—an Area of Outstanding Natural Beauty. Both the Lake District and Morecambe Bay are also within easy reach, offering excellent options for day trips and outdoor activities.

The village itself has a welcoming pub and is just over a mile from the wider amenities of High Bentham, which include shops, pubs, takeaways, post office, primary school, and medical surgery. High Bentham also benefits from a train station on the Leeds to Lancaster line, providing convenient rail connections.

For families, there are excellent secondary

school options at Settle College and Queen Elizabeth School in Kirkby Lonsdale.

Ground Floor

Sitting Room 13'8" x 12'11" (4.17 x 3.94)



Fitted carpet, radiator, feature stone fireplace, exposed beam, double glazed window to front, timber and glazed door to front aspect.

Kitchen 11'6" x 11'11" max (3.51 x 3.63 max)



Tiled flooring, radiator, range of wall and base units, 1.5 drainer sink, integrated fridge, double oven, and hob with extractor hood over, plumbing for washing machine, under stairs cupboard, feature stone alcove, double glazed window to rear overlooking garden, stable door to rear aspect.

Dining Room 16'11" x 8'2" (5.16 x 2.49)



Fitted carpet, radiator, fireplace housing multi fuel stove, exposed beam and lintel, feature stone window, double glazed window to front aspect.

First Floor

Landing

Fitted carpet, built in cupboard on stairwell, loft access.

Bedroom One 13'11" x 10'5" (4.24 x 3.18)



Front double bedroom with fitted carpet, radiator, feature Cast Iron fireplace, built in cupboard, double glazed window to front aspect.

Bedroom Two 10'5" x 10'5" (3.18 x 3.18)



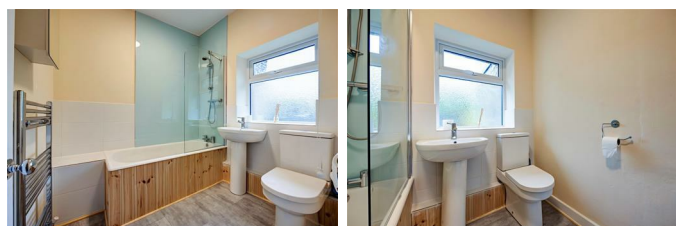
Rear double bedroom with fitted carpet, radiator, walk in wardrobe, window to rear aspect.

Bedroom Three 9'1" x 8'11" (2.77 x 2.72)



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

Bathroom



Vinyl flooring, heated towel rail, wash basin, toilet, bath with shower over, mirrored vanity unit, double glazed window with textured glass.

Outside

Low maintenance patio garden with established beds and safe off street 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>

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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

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Lakes Mortgages of £250.00 + VAT for all successful introductions.

FISHER HOPPER

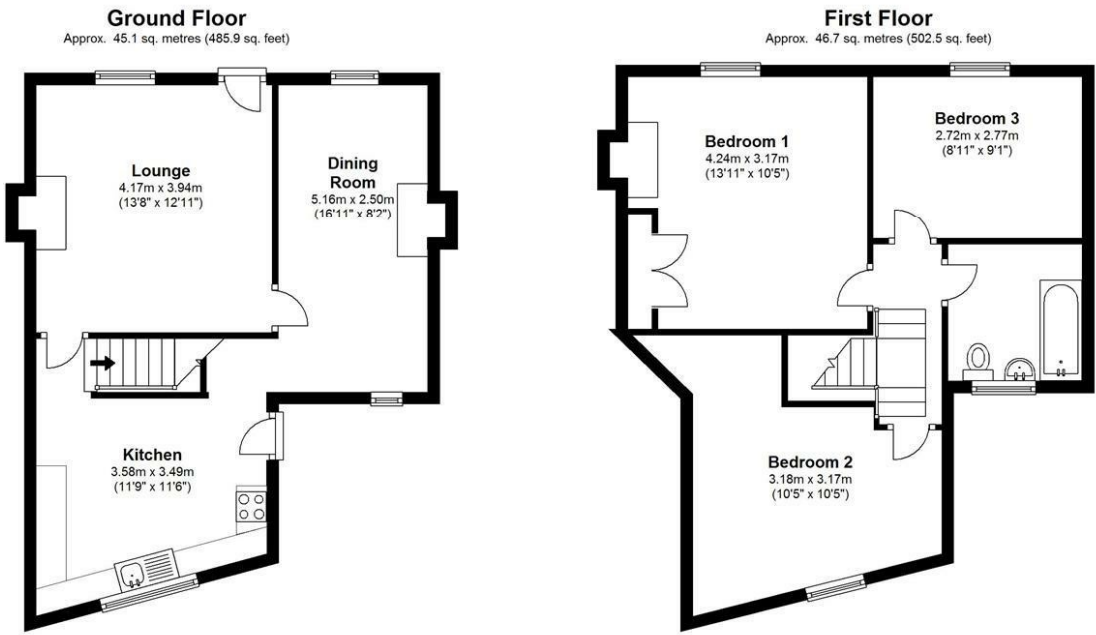
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FLOOR PLANS

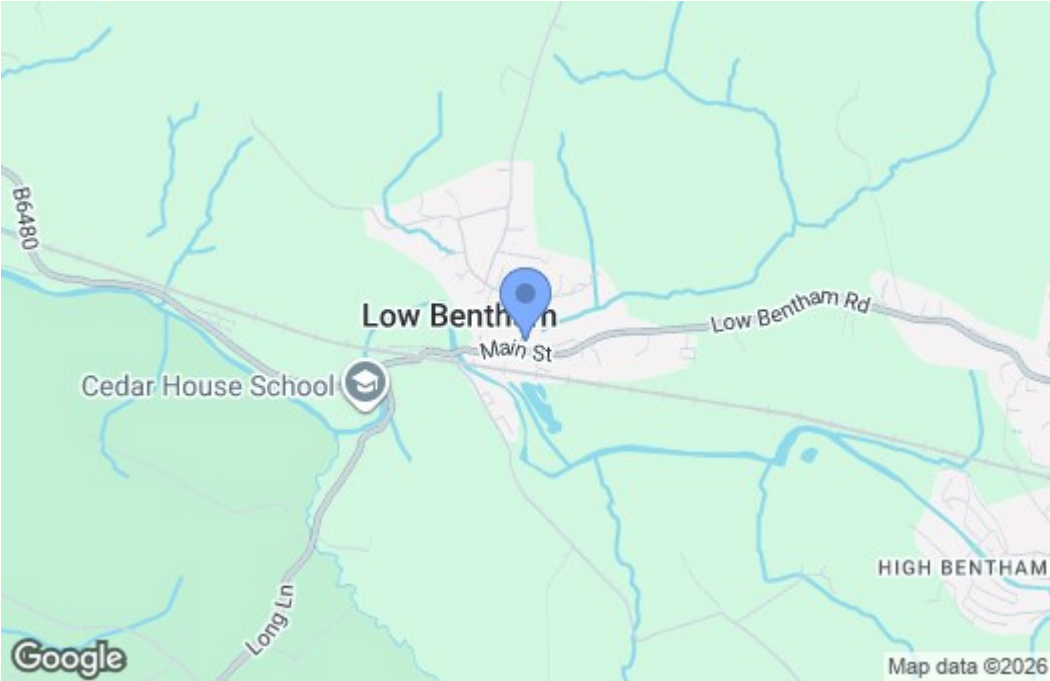
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Total area: approx. 91.8 sq. metres (988.4 sq. feet)
Please note floorplans are not to scale, for display purposes only.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

