



1 Wenning Cottages 29 Main Street, LA2 7BZ **£245,000**

A three-bedroom end terrace set over three floors in the popular village of Low Bentham. The ground floor offers a kitchen/diner and sitting room with log-burning stove.

On the first floor there are two bedrooms and the family bathroom, with the master bedroom, shower room and useful eaves storage on the top floor.

Outside, the property benefits from a low-maintenance rear patio garden with views over Ellergill Beck. An ideal home for families seeking village living with countryside close by. Early viewing is advised.

Property Description

1 Wenning Cottages is a beautifully presented three-bedroom end terrace, set across three floors in the village of Low Bentham, offering easy access to the surrounding countryside.

The property opens into a modern kitchen/diner, leading through to a bright sitting room with a log-burning stove. The first floor provides a generous double bedroom with built-in storage, a smaller double/large single, and the house bathroom. On the second floor, a spacious landing with eaves storage leads to the master bedroom and a shower room.

To the rear, a private patio garden enjoys open views over Ellergill Beck.

A great choice for families or anyone wanting a village base with the Dales and Lakes within easy reach.

Property Information

Freehold property

Council Tax Band C

EPC Rating: TBC

Services: All mains - ground floor has underfloor heating

Shared access: The adjacent 2 cottages have pedestrian access across the patio garden to the rear.

Low Bentham Location

Low Bentham is a charming village and a great base for holidays, with a huge range of opportunities for days out exploring the Yorkshire Dales, Forest of Bowland, Lake District and coast at Morecambe Bay. The village has two popular pubs and the market town of High Bentham is just over a mile away, providing a good range of amenities, including: grocery stores, Post Office, Barclays Bank, butchers, ironmongers, pubs and takeaway establishments. The town has a GP Surgery, pharmacy, highly regarded primary school and train station on the Leeds/Lancaster line. The nearby market towns of Settle and Kirkby Lonsdale provide excellent secondary education at Settle College and QES, respectively. The A65 enables easy access to Kendal and Skipton. Lancaster and the M6 are around 25 minutes by car.

Ground Floor

Kitchen/Diner 15'8" x 12'10" (4.78m x 3.92m)



Wood laminate flooring, underfloor heating, range of wall and base units with under cupboard lighting, single drainer sink, integrated oven, electric hob with extractor fan over, integrated fridge/freezer and washing machine, under stairs cupboard, double glazed window to front and rear, timber door with textured glass to front, stable door to rear aspect.

Sitting Room 15'8" x 9'5" (4.78m x 2.87m)



Woollen fitted carpet with underfloor heating, stone hearth housing log burning stove, cornicing, one double glazed window to front and two to side aspect.

First Floor

Landing

Fitted carpet, cornicing, double glazed window to rear aspect.

Bedroom Two 12'8" x 9'10" (3.86m x 2.99m)



Fitted carpet, radiator, walk in wardrobe, double glazed window to front aspect, fitted cupboard.

Bedroom Three 8'5" x 9'5" (2.57m x 2.87m)



Fitted carpet, radiator, cornicing, double glazed window to front and side aspect.

Bathroom 6'10" x 6'8" (2.09m x 2.02m)



Tiled flooring with electric underfloor heating, heated towel rail, wash basin, toilet, p-shaped bath with shower over, wall mounted mirror, cornicing, double glazed window to side aspect.

Second Floor

Landing 7'7" x 10'10" (2.32m x 3.29m)



Fitted carpet, radiator, spotlights, eaves storage, exposed beam, Velux window.

Bedroom One 15'7" x 11'6" (4.75m x 3.50m)



Woollen fitted carpet, radiator, fitted wardrobes, exposed beam, double glazed window to side aspect, Velux window.

Shower Room 7'8" x 8'5" (2.33m x 2.57m)



Tiled flooring, heated towel rail, wash basin, toilet, shower cubicle, Velux window.

External

Rear



Fenced tiered patio with seating area and veranda overlooking the river, with gated access.

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>

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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

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

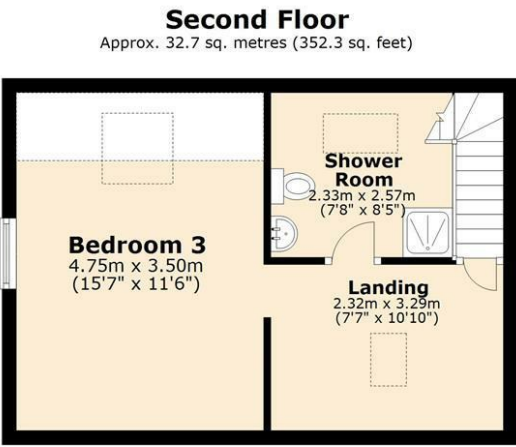
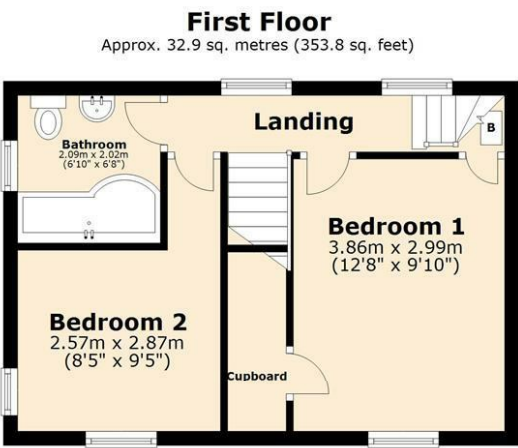
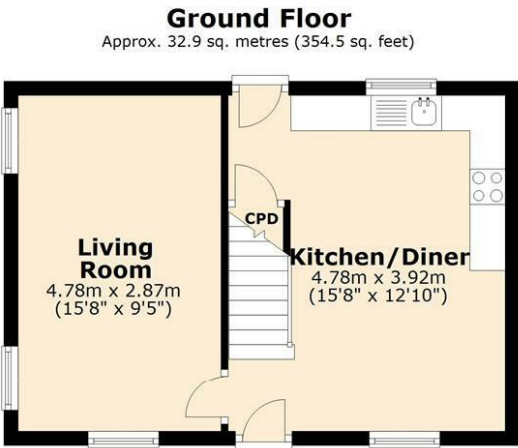
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FLOOR PLANS

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

Floor Plan



Total area: approx. 98.5 sq. metres (1060.6 sq. feet)
1 Wenning Cottages, Low Bentham

Area Map



Energy Efficiency Graph

