



1 Horse & Farrier Cottages Main Street, Bentham, LA2 7HR **Offers In The Region Of £179,000**

Presented in exceptional condition, this mid-terrace cottage offers charm and practicality. The ground floor features an open-plan layout, while the first floor hosts a double bedroom and a contemporary shower room.

Additionally, an attic room offers an ideal setting for an office space.

Completing the property is an enclosed yard, providing privacy and outdoor relaxation.

1 Horse & Farrier Cottage

Located within easy walking distance of High Bentham, this immaculately presented one-bedroom character property offers charm and convenience. Recently subject to a full refurbishment, this move-in ready home boasts an open-plan layout comprising a sitting room, kitchen, and dining area. Adorned with patio doors, the dining space seamlessly connects to an enclosed patio with Indian sandstone paving. On the first floor there is a spacious double bedroom and a modern shower room. Additionally, a versatile attic room with restricted head height, perfectly suited for an office or hobby area.

Experience the blend of contemporary comfort and character in this delightful property.

Property Information

Freehold. Council tax band A. All mains services.

Open Plan Living Accommodation

Sitting Room 13'4" x 9'3" (4.08 x 2.82)



Wool carpet in neutral colour, multi fuel stove with solid Oak mantel and Brazilian slate hearth, electric wall mounted panel heater, stairs to first floor, double glazed window to front and composite door.

Kitchen



Tiled flooring, quality fitted kitchen with cream shaker wall and base units and complimentary solid wood worktops, featuring, wine rack and a range of integrated appliances including; fridge with freezer compartment, washing machine, dish washer, single oven and hob with brushed steel backsplash and extractor hood, undermount kitchen sink.

Dining Room 13'3" x 6'5" (4.04 x 1.98)



Tiled flooring, electric wall mounted panel heater, feature light pendants, double glazed patio doors to enclosed yard.

Landing

Wool carpet in neutral colour, stairs to ground floor.

Bedroom One



Wool carpet in neutral colour, electric wall mounted panel heater, stairs to attic room, double glazed window to front.

Shower Room 9'5" x 5'0" (2.88 x 1.53)



Vinyl flooring, antique mirrored bevel tiles, wash basin, WC, shower cubicle, heated towel rail, Xpelair extractor.

Attic Room



Wool carpet in neutral colour, electric wall mounted panel heater, velux roof window, stairs to bedroom one.

Enclose Rear Yard



Enclosed yard featuring, tiered patio areas with Indian sandstone flags, new fence panel and gate, allowing access to bin area.

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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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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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.

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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



Area Map



Energy Efficiency Graph

