



33 Main Street, Low Bentham, LA2 7BZ

Price Guide £170,000

Charming artisan cottage located in the popular village of Low Bentham, on the edge of the stunning Forest of Bowland. The property has attractive period features including, exposed stonework and beams, with characterful accommodation arranged over 3 floors and a patio garden adjacent to a lovely beck flowing down to the River Wenning.

Kingfisher Cottage is an ideal permanent home for couples or singles and has very obvious potential as a second home, holiday or residential let. It is the perfect base for great days out in stunning countryside, with the Yorkshire Dales, Lake District and Morecambe Bay all easily accessible.

Kingfisher Cottage



In brief, the ground floor accommodation comprises a cosy living room with feature fireplace housing log burning stove, and a fitted kitchen with steps down to the basement and external rear door to the patio garden.

Spiral stairs rise from the kitchen to a first floor landing with access to a good-sized double bedroom and the house bathroom, and then up to a large loft room on the second floor which can be used as a further double.

Outside, there is on road parking to the front aspect and a pleasant patio garden to the rear, adjacent to Ellergill Beck.

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.

Property Information

Freehold property. Council Tax Band B. All mains services with gas central heating. Pedestrian access for bins across back of cottage row.

Living Room 11'9" x 12'6" (3.59m x 3.81m)



Charming and inviting living room with timber framed external door and UPVC double glazed window - with pine seat - to the front aspect. Feature fireplace housing log burning stove. Feature alcove with light. Built-in cupboard. Painted exposed stone wall. Tiled floor. Access through to kitchen.

Kitchen 8'6" x 12'6" (2.60m x 3.81m)



Fitted kitchen with 2 UPVC double glazed windows to the rear aspect. Range of wall and base mounted units. Sink with drainer. Integral oven and hob with extractor over. Plumbing for washing machine. Space for fridge. Exposed beam. Painted exposed stone wall. Vinyl flooring. Radiator. Spiral stairs to first floor. Carpeted steps down to timber framed external stable door to the rear. Steps down to basement.

Basement 8'4" x 12'6" (2.54m x 3.81m)



Basement with UPVC double glazed window to the rear aspect. Gas central heating boiler. Fitted shelves. Concrete floor.

Landing 8'4" x 6'6" (2.55m x 1.98m)



First floor landing with painted exposed stone wall. Exposed beam. Exposed pine floorboards. Access to bedroom and house bathroom. Spiral stairs rising to top floor.

Bedroom 11'11" x 12'2" (3.64m x 3.72m)



Good-sized double bedroom with 2 UPVC double glazed windows to the front aspect. Built-in cupboard. Carpet. Radiator.

Bathroom 6'4" x 5'5" (1.94m x 1.64m)



House bathroom with UPVC double glazed window to the rear aspect. Bath with shower over. Wash hand basin. WC. Exposed floorboards. Heated towel rail.

Loft Room 21'0" x 12'2" (6.40m x 3.72m)



Spacious loft room with 2 skylights. Exposed beams. Restricted headroom to eaves. Radiator.

Outside



On road parking to front aspect. Pleasant patio garden to rear, adjacent to charming beck.

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, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

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.

FISHER HOPPER

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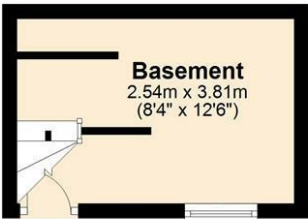
The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

FLOOR PLANS

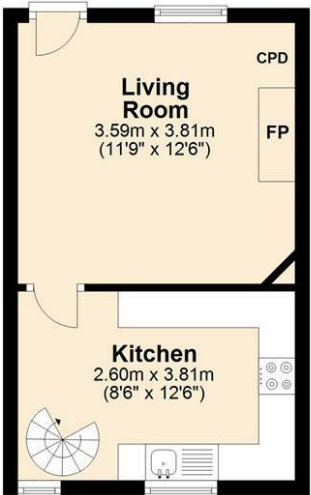
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan

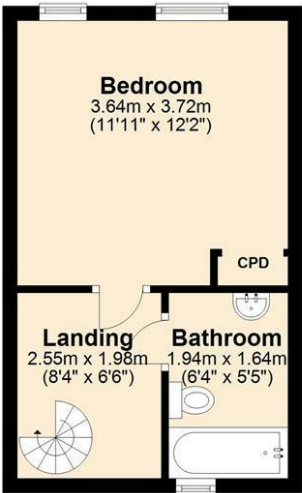
Basement
Approx. 9.7 sq. metres (104.2 sq. feet)



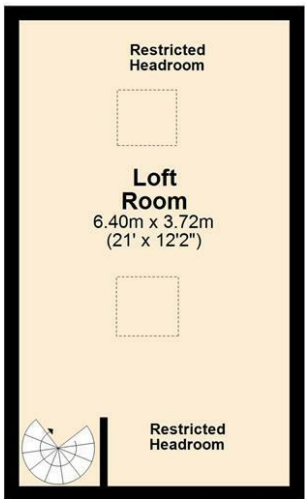
Ground Floor
Approx. 24.0 sq. metres (258.0 sq. feet)



First Floor
Approx. 22.4 sq. metres (241.1 sq. feet)



Second Floor
Approx. 23.8 sq. metres (256.3 sq. feet)



Total area: approx. 79.8 sq. metres (859.5 sq. feet)
Kingfisher Cottage, Low Bentham

Area Map



Energy Efficiency Graph

