FISHER HOPPER
ESTATE AGENTS

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Ellerburn Burton Road, LA2 7DZ
Offers In The Region Of £475,000

This charming property, accessed via a shared drive, offers privacy amidst mature trees and greenery. Its layout features a main entrance hall leading to a kitchen, dining area, and sitting room, along with a utility and a shower room. Three ground floor bedrooms provide comfortable living, while an spacious attic room with ensuite bathroom completes the accommodation upstairs. The property also benefits from generous gardens, garage and off road parking.

Now available without chain.

Ellerburn

Nestled in a peaceful setting and approached via a shared private drive lined with mature trees, Ellerburn occupies a generous plot extending to approximately 1.95 acres, including around 1.72 acres of mature woodland, creating a wonderfully private and secluded setting.

The property offers spacious and versatile accommodation with ample off-road parking for several vehicles and an attached garage. The principal accommodation is arranged around a welcoming rear entrance hall, providing access to the kitchen, dining room, sitting room, utility room and a ground floor shower room. Three well-proportioned bedrooms are also located on the ground floor, offering flexible single-level living.

To the first floor is a substantial attic room with its own en-suite bathroom, providing excellent additional accommodation, ideal as a guest suite, hobby room or home office.

Externally, the mature gardens are complemented by an extensive area of established coppice woodland, together providing a tranquil environment with a high degree of privacy and an abundance of wildlife. Extending to approximately 1.95 acres in total, the grounds offer excellent opportunities for those seeking outdoor space while remaining within easy reach of local amenities.

Property Information

Tenure: Freehold
Council Tax Band: E
EPC Rating: E
All mains services
Broadband connection
Total Plot size: Approx. 1.95 acres of which 1.72 acres of Mature Woodland.

Low Bentham Location

Low Bentham is located on the western edge of North Yorkshire, close to Lancashire and Cumbria. The stunning Yorkshire Dales National Park is close by, along with the Forest of Bowland - an area of Outstanding Natural Beauty. Both the Lake District and Morecambe Bay can also be easily reached for great day trips. The village has a pub and is just over a mile from a good range of facilities in High Bentham including, shops, pubs, takeaways, bank, post office, primary school and surgery. The town has a train station on the Leeds/Lancaster line. Excellent secondary school options are available at Settle College and QES, Kirkby Lonsdale.

Entrance Hall

Fitted carpet, radiator, timber and glazed door to rear.

Kitchen 10'7" x 10'0" (3.23m x 3.06m)

Tiled floor, radiator, beech shaker style kitchen with granite worktop, integrated double oven, gas hob with extractor hood, integrated sink, timber framed double glazed window

Utility Room 14'10" x 8'7" (4.53m x 2.64m)

Tiled floor, base units with 1.5 drainer sink, plumbing for washing machine and tumble dryer, space for under counter fridge / freezer, internal door to garage, timber framed double glazed window and timber framed double glazed window and door to back.

Dining Room 17'8" x 10'1" (5.39m x 3.08m)

Dual aspect dining room with fitted carpet, radiator and two timber framed double glazed windows

Sitting Room 14'5" x 13'4" (4.4m x 4.08m)

Fitted carpet, radiator, double glazed sliding patio doors, double glazed windows, gas fire and surround.

Shower Room 7'3" x 5'0" (2.21m x 1.54m)
Vinyl flooring, shower cubicle, wash basin, toilet, extractor fan, double glazed window.

Bedroom One 11'9" x 12'4" (3.60m x 3.77m)

Fitted carpet, radiator, fitted bedroom furniture, timber framed double glazed bay window to front aspect

En-Suite
Wood laminate flooring, toilet, wash basin, timber framed double glazed window.

Bedroom Two 16'11" x 10'0" (5.16m x 3.06m)

Dual aspect double room, fitted carpet, radiator, timber framed double glazed windows to front and side aspects.

Bedroom Three 9'10" x 8'4" (3.01m x 2.56m)

Fitted carpet, radiator, fitted wardrobes, timber framed double glazed window to side aspect

First Floor

Bedroom Four 15'10" x 12'9" (4.85m x 3.90m)

Double bedroom with fitted carpet, radiator, eaves store, cupboard housing hot water cylinder, velux, dormer window

En-Suite 6'10" x 7'7" (2.09m x 2.33m)

Fitted carpet, radiator, bath with hand shower, toilet, wash basin with vanity unit, velux window.

Garage 9'10" x 16'5" (3.01m x 5.02m)
Concrete floor, light and power, up and over door, door to utility room.

Outside

Tarmac drive leading to ample parking for 3 to 4 cars, generous mature garden to front and side with established trees and plants. 1.72 acres of mature woodland.

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

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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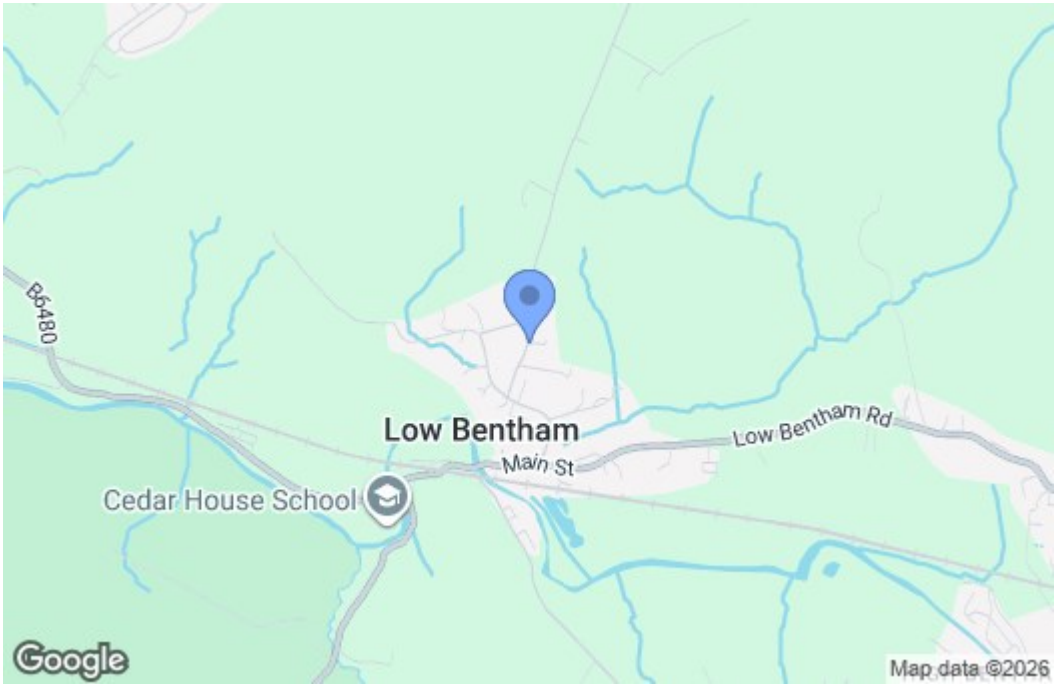
FLOOR PLANS

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

Floor Plan

Area Map



Energy Efficiency Graph