



12b Station Road, Bentham, LA2 7LF
Offers In The Region Of £194,000

In the heart of the thriving market town of High Bentham, this spacious ground floor 2 bed apartment forms part of a sensitive conversion of a striking heritage building. This stunning property combines period elegance with contemporary comfort.

Ideal for buyers seeking a permanent home close to local facilities or those seeking a low-maintenance "lock up and leave" base in this spectacular part of the country.

12b Station Road

This stunning and spacious two double bedroom ground floor apartment extends to approximately 1,206 sq. ft. and forms part of a sensitive and high-quality conversion of an elegant heritage building, ideally positioned in the heart of the ever-popular market town of High Bentham.

The accommodation comprises a private entrance foyer that leads into a superb open plan kitchen/dining/living space finished to a stylish modern specification; a spacious bathroom; and two generous double bedrooms, with the principal bedroom benefitting from a large en-suite shower room.

Externally, the apartment enjoys secure allocated parking for one vehicle to the rear of the building.

Blending period character with sleek contemporary interior design, the property offers a rare combination of style, space, and versatility. It will appeal to a broad range of purchasers, including those seeking secure, level access living within walking distance of local amenities, as well as those in search of a low-maintenance "lock up and leave" holiday retreat or investment opportunity, perfectly placed for exploring the Yorkshire Dales, Forest of Bowland, Lake District and Morecambe Bay.

High Bentham Location

High Bentham is a vibrant market town offering a good variety of shops, bars, and takeaways. The town benefits from a well-regarded primary school, a medical surgery, and a train station on the Leeds-Lancaster line, providing excellent connectivity.

Families can access excellent secondary education within the catchment areas of Queen Elizabeth School in Kirkby Lonsdale and Settle College. Both of these nearby market towns feature Booths supermarkets and a charming mix of independent shops.

High Bentham is conveniently located about 30 minutes by car from Kendal and Lancaster, with easy access to the M6 motorway. Situated on the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, it also offers close proximity to the Yorkshire Dales, Lake

District, and Morecambe Bay—perfect for scenic day trips and outdoor adventures.

Property Information

Tenure: Leasehold with joint freehold ownership

Lease length: 999 years

Years remaining: 994 years

Peppercorn rent

Council Tax Band: B

EPC Rating: C

Services: All mains

Broadband: Speeds available up to 44mbps

10 year PCC Warranty: Available until December 2030

Ground Floor Accommodation

Entrance Hall 7'9" x 7'10" (2.36m x 2.40m)

Fitted carpet, access to kitchen/dining/lounge, double glazed window to side aspect.

Open Plan Kitchen/Dining/Sitting Room 32'5" x 15'11" (9.88m x 4.86m)

Kitchen Area



Wood laminate flooring, range of wall and base units with Quartz worktop and under cupboard lighting, sink, integrated 5 ring electric hob with extractor hood over, integrated oven, microwave, wine cooler, fridge freezer, washing machine and dishwasher, breakfast bar.

Dining/Sitting Room Area



Fitted carpet, 3 radiators, space for dining table, dropped centre ceiling with cove lighting, 2 feature double glazed arch windows to front aspect.

Hallway

Fitted carpet, access to bedroom 1 and ensuite bathroom from dining/sitting room.

Bedroom One 9'9" x 15'2" (2.96m x 4.63m)



Large double room with fitted carpet, radiator, access to en suite, superb feature bay window to front aspect.

En-suite 5'10" x 8'4" (1.78m x 2.53m)



Tiled flooring, heated towel rail, wash basin, toilet, shower cubicle, extractor fan.

Hallway

Fitted carpet, access to bedroom 2 and bathroom from dining room.

Bedroom Two 12'8" x 12'7" (3.86m x 3.84m)



Another large double room with fitted carpet, radiator, 2 double glazed windows to side aspect.

Bathroom 9'7" x 7'4" (2.93m x 2.24m)



Tiled flooring, wash basin, toilet, bath, separate shower cubicle, double glazed window with privacy glass to side aspect.

Parking

Allocated parking for one vehicle to rear aspect.

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.

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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

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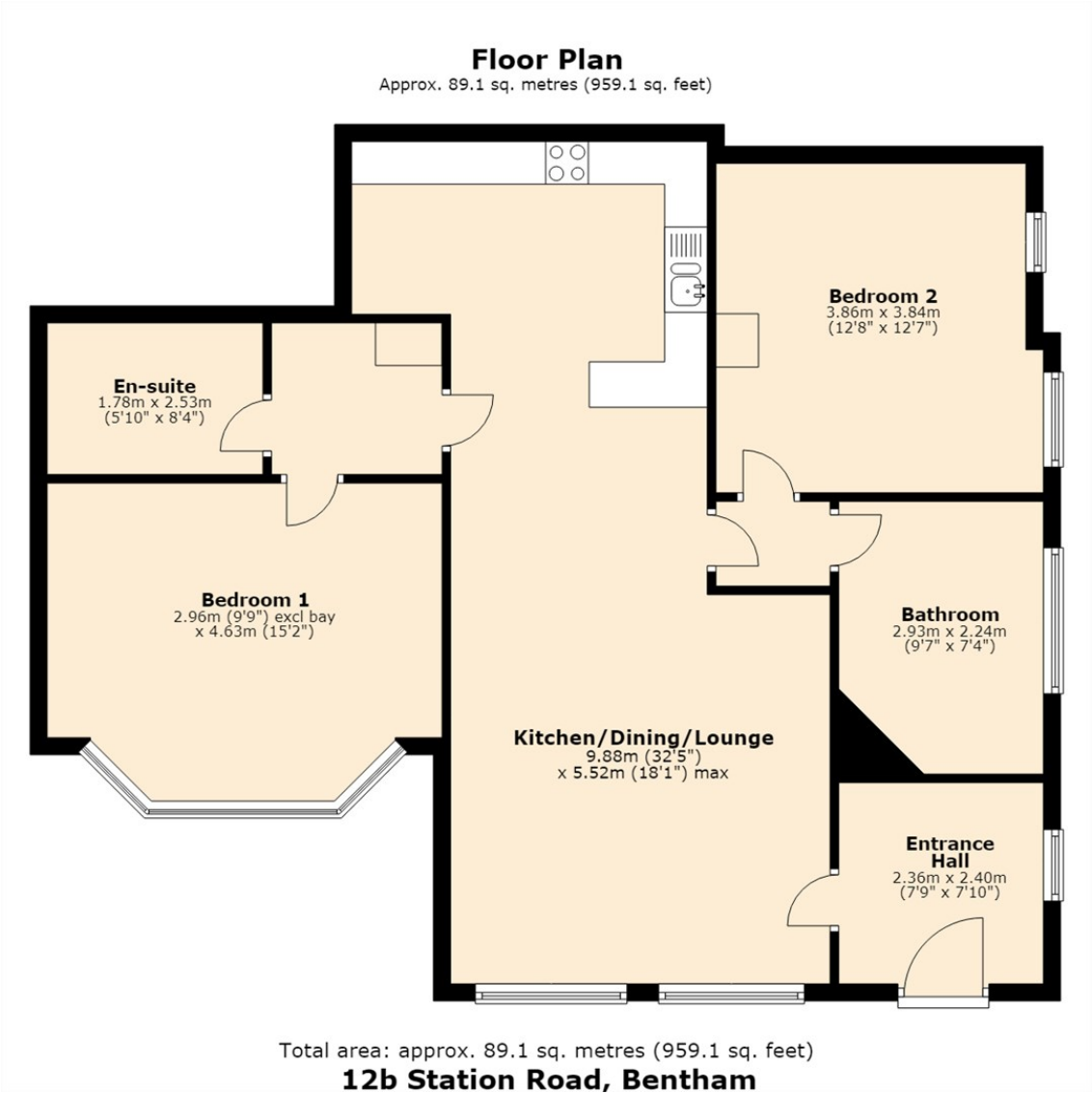
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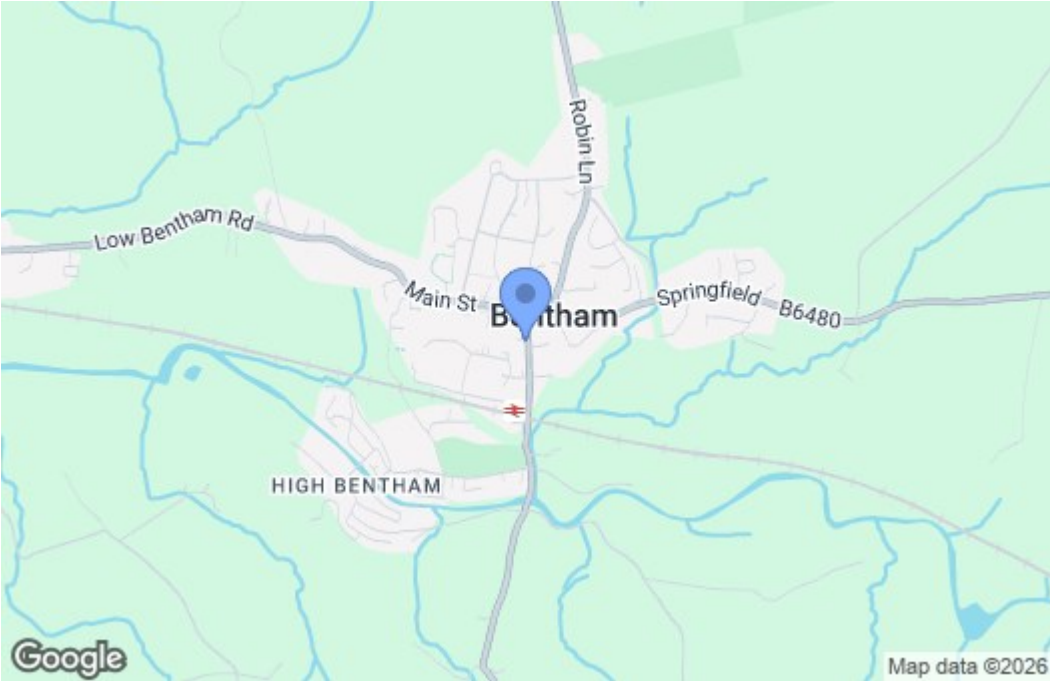
FLOOR PLANS

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

