



## **5 Victoria Buildings Burton Road, Lower Bentham, LA2 7EL**

### **Offers In The Region Of £325,000**

A Victorian gem in the heart of Low Bentham...

Blending period charm with modern style, this handsome stone-fronted three-storey home offers four bedrooms, a stunning open-plan living space, a newly fitted shaker kitchen, stylish bathroom, off-road parking, and a low-maintenance outdoor garden — all ready to move straight into.

## Property Description

A Victorian treasure blending timeless character with modern style, 5 Victoria Buildings is a handsome stone-fronted three-storey home in the heart of Low Bentham.

Inside, the welcoming hallway leads to an elegant open-plan sitting and dining room, where original features are enhanced by tasteful décor. The dining room flows seamlessly into a recently installed shaker-style kitchen, finished in classic dove grey with complementary worktops and quality integrated appliances.

On the first floor you'll find two well-proportioned bedrooms and a stylish family bathroom, while the top floor offers two further light and spacious bedrooms.

To the front, the property provides off-road parking for one or two smaller vehicles, while at the rear there is a low-maintenance garden, perfect for relaxing outdoors.

## Property Information

Tenure: Freehold  
Council Tax Band: C  
EPC Rating: E  
Services: All mains

## Low Bentham Location

Low Bentham is a charming village situated on the western edge of North Yorkshire, close to the borders of Lancashire and Cumbria. The spectacular Yorkshire Dales National Park lies nearby, along with the Forest of Bowland—an Area of Outstanding Natural Beauty. Both the Lake District and Morecambe Bay are also within easy reach, offering excellent options for day trips and outdoor activities.

The village itself has a welcoming pub and is just over a mile from the wider amenities of High Bentham, which include shops, pubs, takeaways, a bank, post office, primary school, and medical surgery. High Bentham also benefits from a train station on the Leeds to Lancaster line, providing convenient rail connections.

For families, there are excellent secondary school options at Settle College and Queen Elizabeth School in Kirkby Lonsdale.

## Ground Floor

### Hallway

Coconut matting entrance mat, Amtico flooring in herringbone design, column radiator, decorative features including panel effect wall detail, coving, ceiling rose, dado rail, stairs to first floor, timber & glazed door.

### Sitting Room 11'10" x 11'9" (3.61m x 3.59m)



Fitted sisal carpet, column radiator, decorative features including original fireplace, panel effect wall detail, coving, ceiling rose, dado rail, double glazed window to front.

### Dining Room 12'9" x 11'11" (3.91m x 3.64m)



Amtico flooring in herringbone design, column radiator, decorative features including panel effect wall detail, large wood burning stove with stone hearth and wooden mantelpiece, fitted painted cupboards, double glazed window to rear.

## Kitchen 12'9" x 8'9" (3.89m x 2.69m)



Amtico flooring in herringbone design, vertical column radiator, newly fitted shaker style kitchen in dove grey with complementary worktop, 1.5 drainer sink, single oven, gas hob with extractor hood over, space for fridge and freezer, plumbing for washing machine, cupboard under stairs, double glazed windows to side.

## First Floor

### Landing

Fitted carpet, radiator with decorative cover.

### Bedroom One



Large double room with fitted carpet, radiator, decorative original fireplace, panelled feature wall, double glazed window to front.

## Bedroom Three



Fitted carpet, radiator, decorative original fireplace, fitted cupboards, double glazed window to rear.

## Bathroom



Amtico flooring, bath with shower over and shower screen, wash basin, toilet, gas boiler, extractor fan, double glazed windows to side and rear.

## Second Floor

### Landing

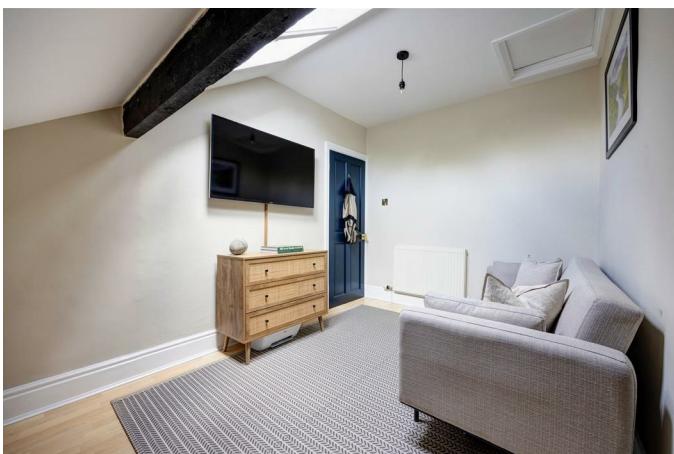
Fitted carpet, panelled wall, Velux window.

## **Bedroom Two**



Double bedroom with stripped floorboards, radiator, double glazed window to front.

## **Bedroom Four**



Wood laminate flooring, radiator, exposed beam, loft access, two Velux windows.

## **External**

### **Front**

Gravelled parking for 1 large car or 2 small cars.

### **Rear**

Low maintenance garden with patio area, gravelled path, raised bed, access across back.

### **Outbuilding**

Useful dry store, ideal for bikes and outdoor kit etc.

### **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/zAqqJj>

## **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 and introducers fee from Napthens Solicitors of £100.00 + VAT for all successful introductions.

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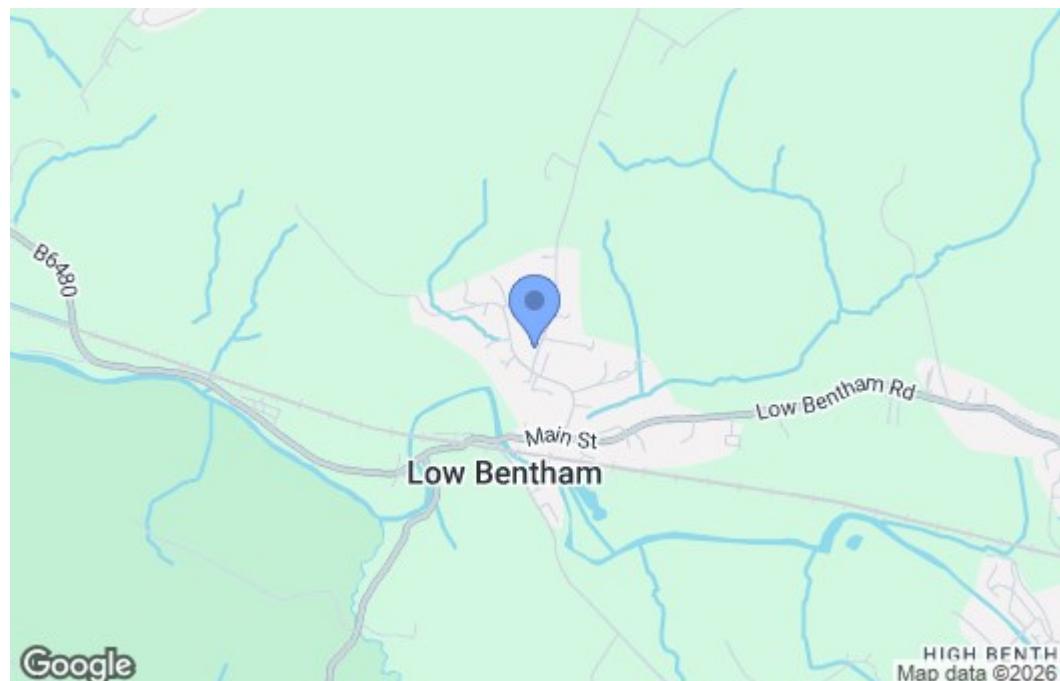
**FLOOR PLANS**

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

