FISHER HOPPER
ESTATE AGENTS

43 Main Street, Bentham,
North Yorkshire, LA2 7HJ
015242 62044
property@fisherhopper.com
www.fisherhopper.com









High Wend Tatham, LA2 8PQ

Offers In The Region Of £475,000

Occupying an elevated position within the stunning landscape of the Tatham Fells, High Wend is a spacious and versatile home enjoying breathtaking far-reaching countryside views.

Offering generous living accommodation including multiple reception rooms, three bedrooms, attractive gardens, gated parking, and a garage, this unique rural property combines peace and privacy with excellent accessibility to nearby amenities, road networks, and rail links.

High Wend

Set within the beautiful rolling landscape of the Tatham Fells and occupying an elevated position, High Wend enjoys breathtaking far-reaching views across the surrounding countryside.

The property offers spacious and versatile living accommodation comprising an open porch leading into the kitchen and utility area, dining room, sitting room, modern shower room, two ground floor bedrooms, and a further attic bedroom with en-suite facilities and dressing area.

Externally, the property benefits from generous gardens, gated brick-paved parking for two to three vehicles, and a single garage.

High Wend is a unique opportunity to acquire a spacious home in an idyllic rural setting, enjoying exceptional views whilst remaining within a short drive of a range of shops, amenities, and convenient road and rail links.

Property Information

Freehold
Council Tax Band: E
EPC Rating: F l Potential: B
Drainage - Shared with 3 properties (assumed non compliant)
Mains water & electric
Access rights to use track

Location

Set in a peaceful rural location within the Forest of Bowland National Landscape, High Wend commands stunning views across the Lune Valley to the Tatham Fells. With miles of walking routes through the Hindburn Valley and onto the surrounding fells, this is an ideal base for enjoying the area's exceptional natural beauty.

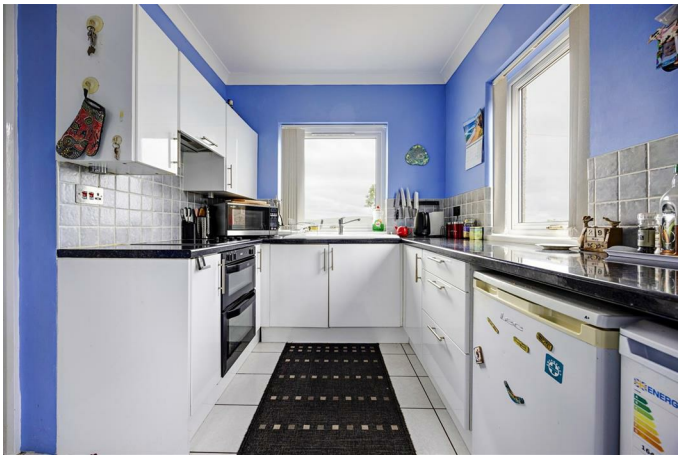
For everyday essentials, Wray is just two miles away, with a village shop, pub, school, tea rooms, garden centre, and bus service. Wennington train station, located two miles away, offers direct links to Leeds and Lancaster. Primary schools are also available in Tatham Fells, Bentham, Melling, and Hornby.

Kirkby Lonsdale, just 20 minutes by car, provides a good range of amenities, including excellent secondary education at QES. Lancaster and the M6 are also about 20 minutes away, offering a wide range of shops, restaurants, and access to Lancaster Grammar Schools.

Both the Yorkshire Dales and Lake District National Parks are close by, along with the coast at Morecambe Bay.

Porch

Kitchen



Tiled flooring, range of wall and base units, enamel 1.5 drainer sink, integrated double oven, hob, pull out extractor hood, space for under counter fridge, freezer, plumbing for washing machine, pantry cupboard, three double glazed windows to front and side aspects, timber and double glazed stable door to side entrance porch.

Dining Room

Fitted carpet, electric storage heater, double glazed window to side aspect.

Sitting Room



Fitted carpet, electric storage heater, open fire with decorative art nouveau tiled fire surround,

double glazed window to side aspect with exceptional views, steps down to lower sitting room.

Lower Sitting Room



Fitted carpet, electric storage heater, double glazed window to side aspect with exceptional views, sliding patio doors to conservatory.

Conservatory



Tiled flooring, double glazed windows, polycarbonate roof, double glazed door to garden.

Hall

Utility Room



Tiled flooring, base unit and worktop, plumbing for washing machine, double glazed window to side aspect, double glazed door.

Shower Room





Tile effect flooring, vertical radiator, wash basin with vanity unit underneath, toilet, large walk in shower with glass door, hand shower and waterfall shower, extractor fan, two double glazed windows with textured glass.

Bedroom One



Large double room with fitted carpet, fitted wardrobes, double glazed window to side aspect with exceptional views.

Bedroom Two



Fitted carpet, electric storage heater, cupboard, double glazed window.

Attic Room



Fitted carpet, electric storage heater, Velux roof window with integrated blackout blind, double glazed window with exceptional views.

En-suite





Fitted carpet, toilet, wash basin, storage with sliding doors.

Outside

Garden



Patio, raised area of lawn, raised established beds, hedge boundaries.

Parking

Gated brick paved parking area for 2 to 3 cars

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 £30.00 (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.

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
Fisher Hopper is a trading name for Fisher Hopper Limited, which is registered in England No 08514050. The registered office for the company is: 5 Battalion Court, Colburn Business Park, Catterick Garrison, England, DL9 4QN.
Company Director: M. Alexander
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



Area Map



Energy Efficiency Graph

