

**Ridding Lodge Low Bentham, LA2 7DE**  
**Price Guide £275,000**

Full of charm and personality, this detached property is located in pleasant countryside between Low Bentham and Wennington. It is the first house in North Yorkshire, coming in from the west! The former lodge house to The Ridding, the property has been a much loved home for the last 30 years and provides characterful accommodation with generous gardens. Viewing is essential in order to appreciate the unique nature of this stunning country residence.



## Ridding Lodge

The former lodge house to a Scottish baronial style manor, this charming property enjoys the most stunning outlook across the Wenning valley and is located midway between the villages of Low Bentham and Wennington.

With characterful accommodation arranged over various levels, extensive gardens, garage and off-road parking, Ridding Lodge will appeal to buyers seeking a unique country residence or private holiday home. A haven for wildlife, the adjacent woods provide a deep vista of bluebells in the spring with a footpath running through. High Bentham has excellent facilities, just 2 miles away.

In brief, the accommodation comprises: front entrance porch; living room with gas flame fire; dining room with stairs rising to study and sleeping platform; fitted kitchen; conservatory; bathroom and ground floor double bedroom with stairs rising to dressing room - further sleeping space for guests, as required.

Outside, the property has a pleasant terraced garden to the front aspect, with extensive gardens to the rear, including 2 patio seating areas - the terrace enjoying views of the Wenning, lawn, woodland and summer house. There is parking for 3 vehicles to the rear and a detached garage. This exquisite rural setting is home to a resident owl, abundant birdlife and deer.

## Location

High Bentham is just over 2 miles away and has an excellent range of amenities, including: shops, bank, Post Office, pubs, bars, GP Surgery and grocery stores. The Co-op has recently been extended and upgraded. A request bus stop outside Ridding Lodge provides services to the town and Lancaster.

Both High Bentham and the nearby village of Wennington have train stations providing connections to Leeds and Lancaster. The A65 can be easily reached and provides access to nearby market towns, including Settle and Kirkby Lonsdale, along with Skipton to the south and Kendal to the north. The M6 at Lancaster can be reached in 25 minutes by

car.

On the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, the stunning Yorkshire Dales National Park is within easy reach and the Lake District is around an hour's drive away. The coast at Morecambe Bay, is a 25 minute journey in the car.

## Property Information

Freehold property. Council Tax Band C. Mains water, electricity and gas. Private drainage - compliant with 2020 regulations. Gas central heating. Timber framed double glazing. Sky Broadband.

## Accommodation

### Porch

Front entrance porch with 2 windows to the front aspect, window to side and external door to drive. Tiled floor. Access to living room.

### Living Room 10'9" x 12'10" (3.27m x 3.91m)



Inviting living room with window to the side aspect. Feature fireplace housing new gas flame fire. Louvered TV cupboard and shelving. Carpet. 2 radiators. Access to bedroom and dining room.

**Dining Room 12'10" x 12'5" (3.90m x 3.79m)**



Superb dining room with window to the rear aspect and bi-fold door opening to the conservatory. Fitted book shelves. Built-in cupboard under the stairs. Beams. Tiled floor. Radiator. Access to kitchen and stairs rising to the study.

**Study 12'10" x 19'3" (3.90m x 5.86m)**



A versatile space, currently used as a study, with 2 skylights and borrowed light from the dining room window. Raised double sleeping platform providing accommodation for guests. Access to loft storage. Beams. Carpet.

**Kitchen 8'2" x 7'10" (2.50m x 2.40m)**



Fitted kitchen with skylight to dressing room. Range of wall and base mounted units. Stainless steel sink and drainer. Space for cooker. Space for fridge freezer. Plumbing for slim line dishwasher. Gas central heating boiler. Tiled floor. Access to dining room and conservatory.

**Conservatory 5'1" x 15'7" (1.56m x 4.74m)**



Part-glazed conservatory with 2 external doors to side and rear aspects. Storage cupboard. Plumbing for washing machine. Tiled floor. Radiator. Access to dining room, kitchen and bathroom.



**Bathroom 6'8" x 6'11" (2.04m x 2.12m)**



House bathroom with window to the front aspect. Suite comprising: bath with seat, shower over; wash hand basin, bidet and WC. Fitted cabinet. Mirror cabinet. Tiled floor. Radiator. Access to conservatory and bedroom.

**Bedroom 12'9" x 9'7" (3.89m x 2.92m)**



Double bedroom with window to the front aspect and views of the river. 2 fitted wardrobes and shelving. Beams. Carpet. Radiator. Access to bathroom, living room. Stairs rising to dressing room.

**Dressing Room 12'9" x 9'5" (3.89m x 2.88m)**



Another versatile space, currently used as a dressing room, with a skylight and borrowed light from the bedroom window. Provides additional sleeping accommodation, as required. Access to loft storage. Beams. Carpet.

**Outside**



Attractive terraced gardens to the front aspect. Generous rear gardens with lawn, woodland and patio seating area providing stunning views of the Wenning valley. Rear yard area with feature well. Garage and parking for 3 vehicles. Garden irrigation system with tap and controls located in garage.

**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

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#### FISHER HOPPER

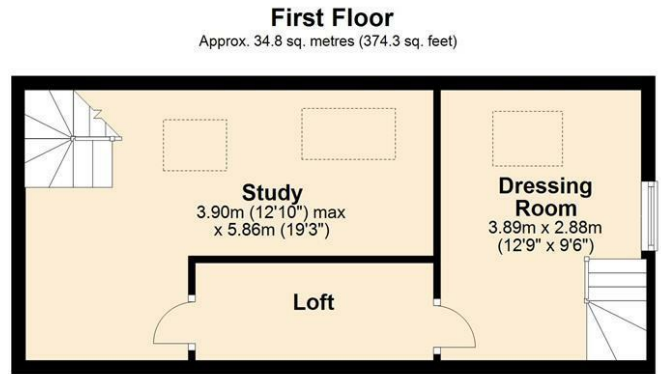
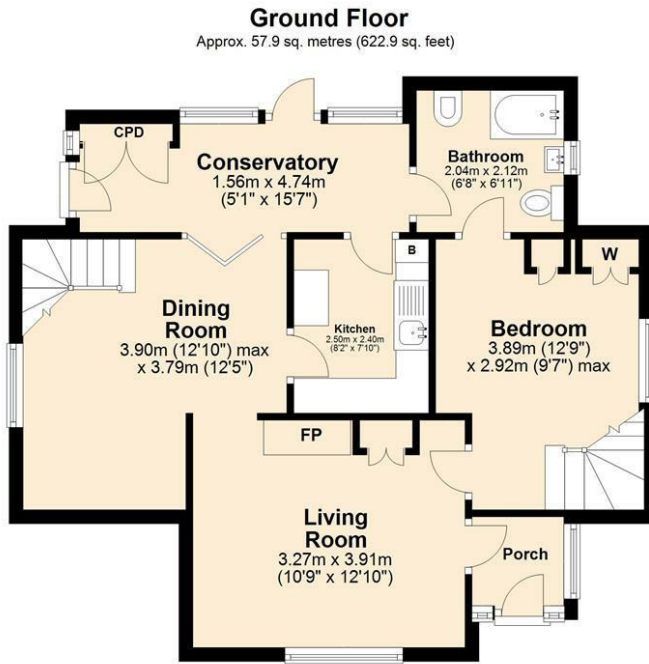
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#### FLOOR PLANS

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

# Floor Plan



Total area: approx. 92.6 sq. metres (997.2 sq. feet)

# Area Map



# Energy Efficiency Graph

