FISHER HOPPER
ESTATE AGENTS

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Crabtree House 20 Springfield, Bentham, LA2 7BA

Offers In The Region Of £280,000

Four-bedroom semi-detached property set over three floors and conveniently located close to local amenities. The accommodation briefly comprises two reception rooms, a kitchen, sun room, basement, a family bathroom and a separate WC.

Externally, the property benefits from a good-sized garden, a garage, and off-street parking for one car.

Requiring modernisation throughout, this property offers excellent potential and would make an ideal home for a growing family.

Property Description

Spacious Four-Bedroom Semi-Detached Home in High Bentham.

This generous four-bedroom semi-detached home, spanning three floors, offers exceptional potential for modernisation, making it ideal for buyers looking to create a long-term family residence. Period features such as decorative cornicing and picture rails add character throughout.

The entrance porch leads to a welcoming hallway with access to the main ground floor rooms. The sitting room at the front benefits from a bright bay window, while a second reception room provides versatile living space. A bright rear sunroom, accessed from the garden, offers a peaceful space to relax and enjoy the outdoors.

The property also benefits from a basement, accessed via external steps at the side of the property providing valuable additional storage or potential utility space.

The first floor houses two double bedrooms, a family bathroom, and a separate WC for convenience. The second floor provides two additional double bedrooms, perfect for guests, children, or a home office.

Externally, the property features a front yard, a low-maintenance rear garden, a garage, and off-street parking for one vehicle. With scope to modernise and personalise, this home offers a fantastic opportunity to create a comfortable, family-friendly residence in a sought-after location close to amenities, schools, and transport links.

Property Information

Tenure: Freehold
Council Tax Band: D
EPC Rating: D
Services: All mains services
Broadband: Speeds available up to 46mbps

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.

Ground Floor

Entrance Porch



Tiled flooring, internal glazed door to hallway, double glazed windows to all aspects, UPVC double glazed door to side aspect.

Hallway

Fitted carpet, cornicing, staircase to first floor, access to all ground floor rooms including garage, double glazed window to side aspect.

Sitting Room



Fitted carpet, radiator, fireplace with tiled hearth and surround housing gas fire, cornicing, picture rail, double glazed bay window to front aspect.

Kitchen



Fitted carpet, AGA, range of base units, single drainer sink, integrated shelves, fitted cupboards, plumbing for washing machine, pulley clothes airer, double glazed window to both sides, double glazed UPVC door to side aspect.

Dining Room



Fitted carpet, radiator, fireplace housing gas fire, picture rail, under stairs cupboard, double glazed window to side aspect.

Sunroom



Tiled flooring, exposed beams, double glazed windows to all aspects and UPVC double glazed patio doors to garden.

First Floor

Landing

Fitted carpet, large airing cupboard, staircase to second floor, double glazed window to side aspect.

Bedroom One



Fitted carpet, radiator, picture rail, double glazed window to front aspect.

Bedroom Two



Fitted carpet, radiator, picture rail, double glazed window to garden.

Bathroom





Fitted carpet, radiator, wash basin, corner shower cubicle, bath with hand shower, vanity unit, double glazed window with textured glass.

Separate WC

Fitted carpet, toilet, double glazed window.

Second Floor

Landing

Fitted carpet, access to 2 top floor bedrooms.

Bedroom Three



Fitted carpet, fitted cupboard, eaves storage, exposed beam double glazed window to side aspect.

Bedroom Four



Fitted carpet, exposed beam, eaves storage, double glazed window to side aspect.

Basement

Concrete floor, fitted shelves, boiler, external window and door providing access to stone steps up to garden.

External

Front

Enclosed gravelled front yard, established flower bed, mature shrubs.

Rear



Good sized enclosed flagged patio garden, established flower beds.

Garage & Parking





Off road parking for one car and garage with light and power, internal door to entrance porch, double glazed window, up and over door.

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.

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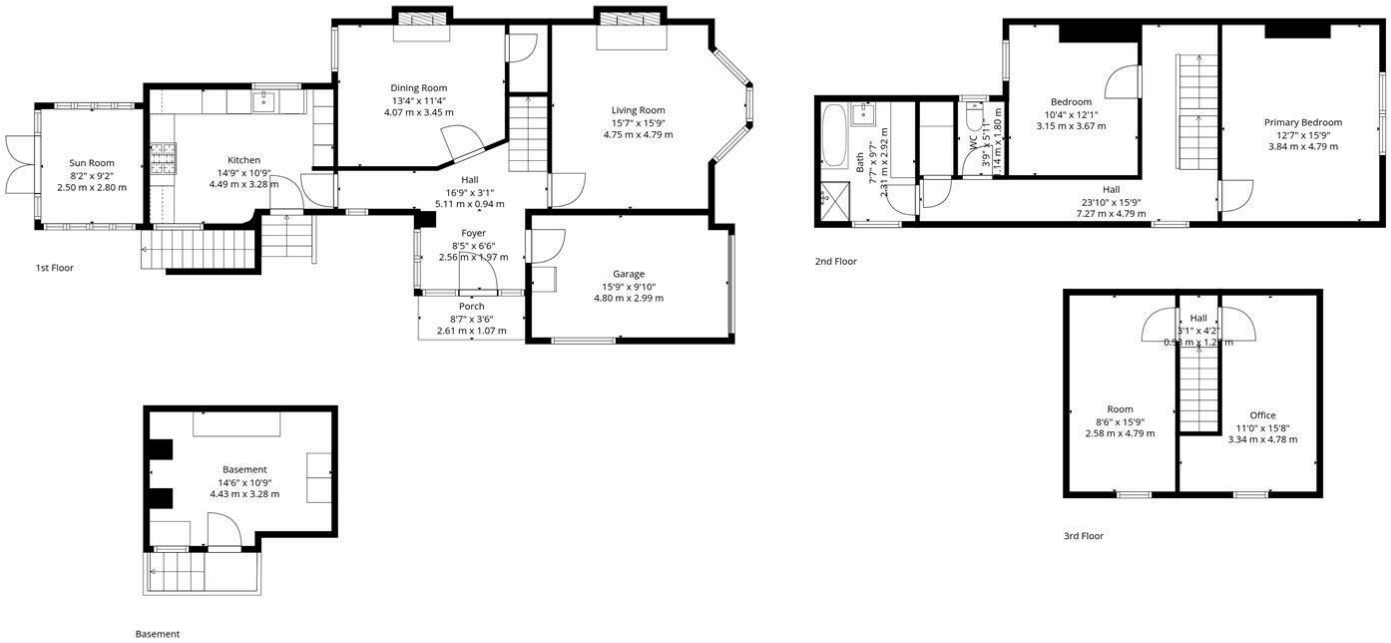
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FLOOR PLANS

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

Floor Plan



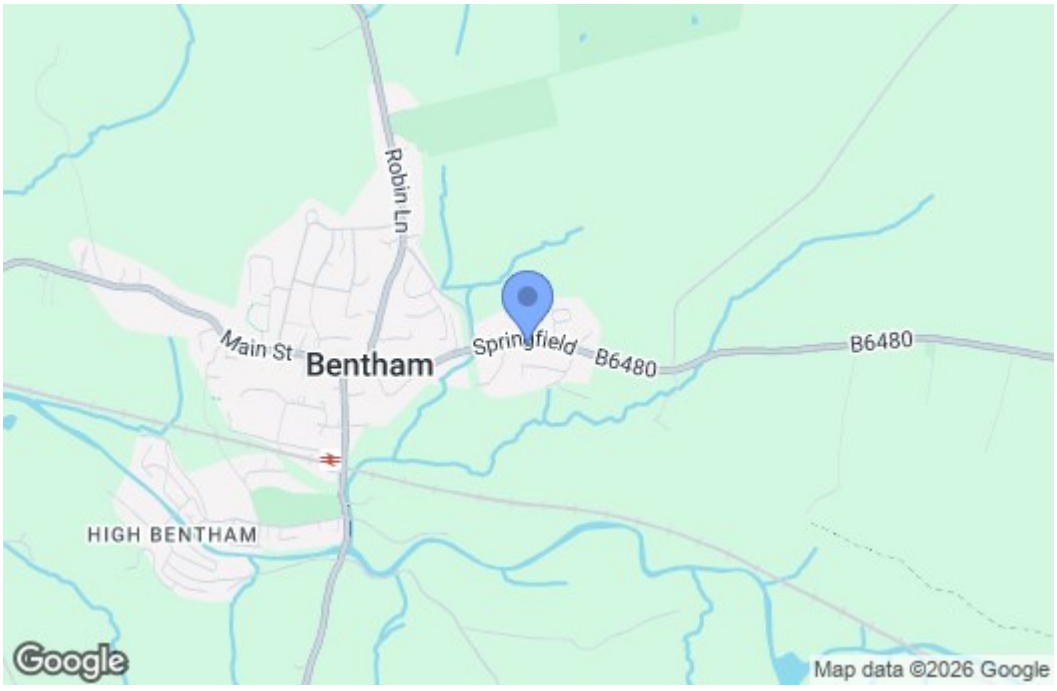
TOTAL: 1618 sq. ft, 151 m2

Basement: 0 sq. ft, 0 m2, 1st floor: 743 sq. ft, 69 m2, 2nd floor: 610 sq. ft, 57 m2, 3rd floor: 265 sq. ft, 25 m2
EXCLUDED AREAS: BASEMENT: 150 sq. ft, 14 m2, GARAGE: 152 sq. ft, 14 m2, PORCH: 30 sq. ft, 3 m2,
FIREPLACE: 11 sq. ft, 1 m2, LOW CEILING: 46 sq. ft, 4 m2, WALLS: 216 sq. ft, 19 m2

This Floorplan Is Intended For General Reference And Illustrative Purposes Only. Measurements, Floor Areas And Orientation Are Approximate. Produced By Mo Media.

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Area Map



Energy Efficiency Graph

