



## **Branstone Beck House, Bentham, LA2 7LX Offers In The Region Of £395,000**

Branstone Beck House is a stunning period semi-detached residence set in picturesque countryside, offering a unique blend of original character and elegant charm, retaining beautiful period features.

The property includes a grand dual-aspect sitting room, a kitchen/dining room, walk-in pantry, rear porch, utility room with WC, two large double bedrooms with potential to reconfigure and create a third, and a family bathroom upstairs.

Surrounded by a generous garden to front and side and benefiting from 3-4 parking spaces, this home provides a peaceful and private retreat — ideal for families, professional couples, or anyone seeking characterful living in a countryside setting.

## Property Description

Welcome to Branstone Beck House — a rare opportunity to acquire a truly stunning period residence that seamlessly blends timeless character with elegant charm.

This beautiful home retains a wealth of original features, including deep skirting boards, intricate cornicing, a grand staircase, striking stained glass windows, and a classic patterned tiled floor. Set amidst picturesque countryside, the property enjoys a generous, well-established plot filled with mature planting and vibrant greenery.

Step through the period front door into a spacious entrance hall, offering access to the ground floor accommodation and a graceful staircase rising to the first floor. The principal reception room spans the full depth of the house and features two bay windows at either end, bathing the space in natural light and providing a serene setting for both relaxation and entertaining.

The ground floor also includes a large kitchen/dining room — perfect for family life and hosting guests — along with a walk-in pantry, rear porch, and a utility room with WC.

Upstairs, the first floor comprises two generously sized double bedrooms, a family bathroom, and a large storage cupboard off the landing. There is excellent potential to reconfigure bedroom one to create an additional room, allowing for two spacious doubles — ideal for growing families or those in need of flexible accommodation.

Externally, the home continues to impress with a generous wraparound garden that perfectly complements its period charm. Beautifully planted with mature shrubs and flowering borders, the garden evokes a quintessential cottage feel and offers a peaceful, private retreat.

## Property Information

Freehold

Council Tax Band: E

EPC Rating: F

Services: Mains water and electricity

Oil central heating

Septic tank

Public footpath

## High Bentham Location

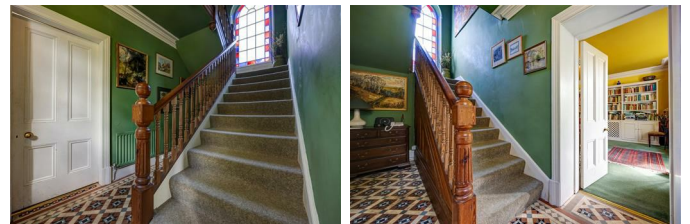
High Bentham is a thriving market town with a good range of shops, bars and takeaways. There's a good primary school, surgery and train station on the Leeds/Lancaster line.

Within the catchment for excellent secondary options at QES, Kirkby Lonsdale and Settle College, both these market towns have Booths supermarkets and a selection of independent shops. Kendal and Lancaster are around 30 minutes in the car, with access to the M6.

Bentham is located on the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, with the Yorkshire Dales, Lake District and Morecambe Bay providing great days out in stunning scenery.

## Ground Floor

### Entrance Hall



Patterned tiled floor, radiator, staircase, cornice, doors to sitting room and kitchen, door to front.

### Rear Porch



Tiled floor, door to utility room, single glazed window and door to side aspect.

## Sitting Room



Fitted carpet, fireplace, two radiators, fitted bookshelves, original cornice and decorative ceiling rose, two double glazed bay windows.

## Half Landing



Fitted carpet, single glazed stain glass window.

## Kitchen/Diner



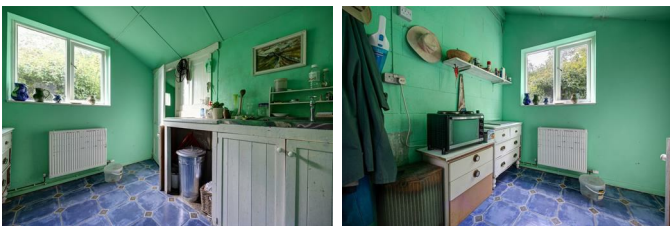
Fitted carpet, Rayburn, fitted cupboards with worktop, single drainer sink, space for under counter fridge and freezer, pantry, single glazed sash window to side single glazed sash window to front, door to rear porch.

## Landing



Fitted carpet, cornice.

## Utility Room



Tiled floor, radiator, base unit with worktop and drainer sink, single glazed window to front.

## Cloakroom

Tiled floor, toilet, single glazed window.

## First Floor

## Bedroom One



Painted floor boards, column radiator, double glaze sash window to front, double glazed bay window to rear.

## Cupboard

Fitted carpet, single glazed sash window.

## Bedroom Two



Fitted carpet, radiator, period curved wall, double glazed sash window to front.

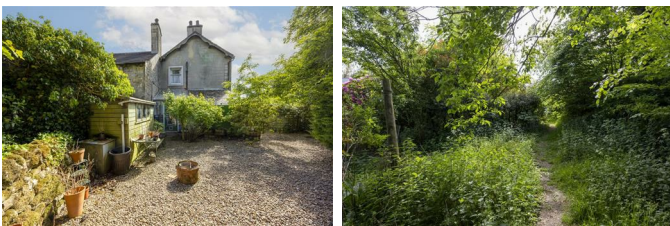
## Bathroom



Wood laminate flooring, radiator, period curved wall, bath, toilet, wash basin, airing cupboard, single glazed sash window.

## Outside

### Front



Established mature plants, lawn with path, gravelled area.

## 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

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.

## FISHER HOPPER

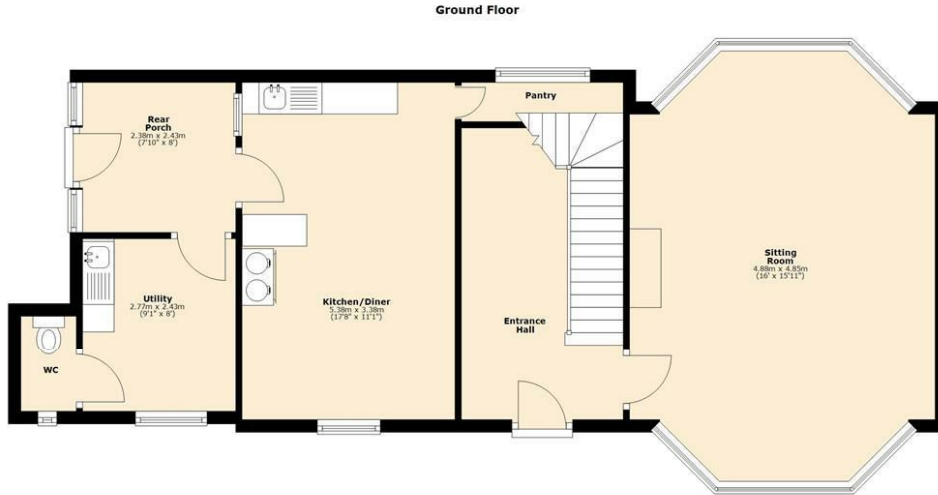
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The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

## FLOOR PLANS

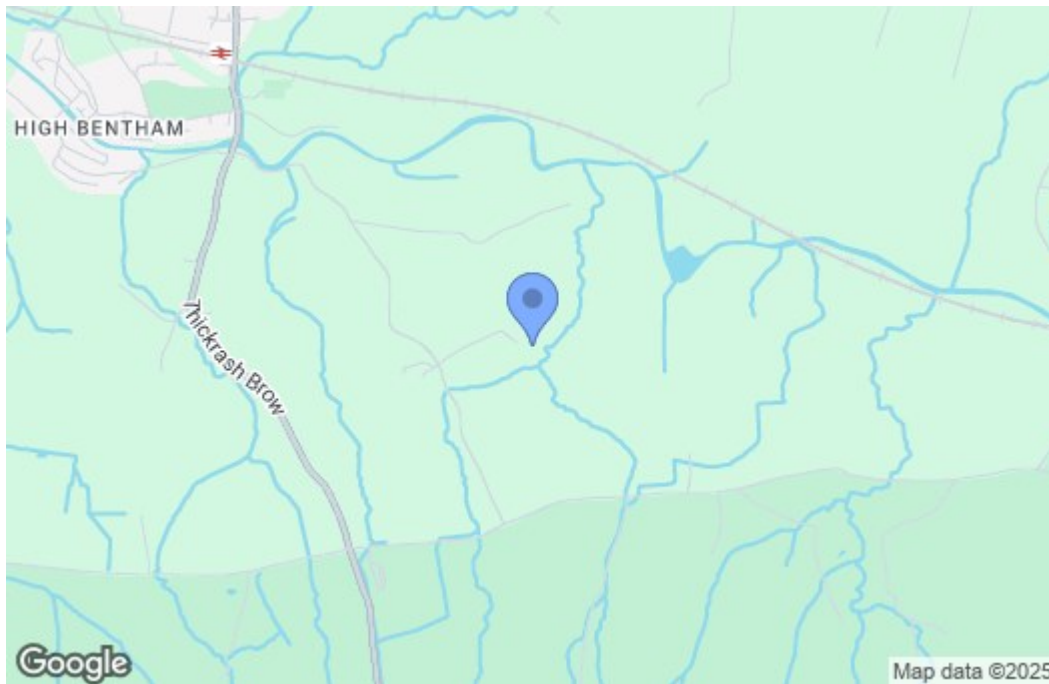
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

# Floor Plan



Branstone Beck, Benthams

# Area Map



# Energy Efficiency Graph

