



## **8 The Terrace, Lower Bentham, LA2 7EH**

### **£200,000**

This beautifully presented two-bedroom character home effortlessly blends period charm with modern comfort.

The open-plan sitting room and kitchen feature wooden flooring and a cosy fireplace with a multi-fuel stove, creating a warm and inviting space.

Upstairs, the generous bedrooms include a stunning top-floor retreat with vaulted ceilings and a skylight, while the stylish bathroom adds a contemporary touch.

A versatile boot room enhances practicality, and the attractive stone exterior adds to the home's charm.

Outside, the superb enclosed garden offers a private sanctuary with a patio, mature planting, and a delightful timber outbuilding.



## 8 The Terrace

This charming two-bedroom character home seamlessly blends period charm with modern comfort. The spacious open-plan sitting room and kitchen feature wooden flooring, and a cosy fireplace, creating a warm and inviting atmosphere. The well-appointed kitchen balances style and functionality, with sleek cabinetry, wooden worktops, and open shelving adding a rustic touch.

Across the first and second floors, two generously sized bedrooms provide a comfortable retreat, with the top floor boasting vaulted ceilings, exposed beams, and natural light streaming through skylights. The modern bathroom is beautifully finished, complete with a sleek suite and a shower-over-bath.

A true highlight of this home is the superb enclosed garden—a private oasis with a patio seating area, mature planting, and a charming timber outbuilding, with storage side and an open sheltered seating space to relax or entertain on a summer evening.

Additional features include a versatile boot room, ideal for outdoor gear, and a picturesque stone exterior that enhances the home's kerb appeal.

Beautifully presented and full of character, this unique home is perfect for those seeking charm, comfort, and a tranquil outdoor space to enjoy.

### Low Bentham Location

Low Bentham is located on the western edge of North Yorkshire, close to Lancashire and Cumbria. The stunning Yorkshire Dales National Park is close by, along with the Forest of Bowland - an area of Outstanding Natural Beauty. Both the Lake District and Morecambe Bay can also be easily reached for great day trips. The village has a pub and is just over a mile from a good range of facilities in High Bentham including, shops, pubs, takeaways, bank, post office, primary school and surgery. The town has a train station on the Leeds/Lancaster line. Excellent secondary school options are available at Settle College and QES, Kirkby Lonsdale.

## Property Information

Freehold

Council Tax Band B

EPC Rating F

Mains services- Water,sewage,electric

### Ground Floor

#### Entrance Porch



Superb recently built entrance porch offering useful storage with tiled floor, electric underfloor heat mat with timer control panel, car charger installation ready (wiring in place), double glazed windows, door to sitting dining room, door to front.

#### Sitting Dining Room



Open plan sitting dining room with Oak wooden floor boards, multi fuel stove with slate hearth , fitted cupboard and shelving, double glazed windows to front.

## Kitchen



Open kitchen into sitting dining room with wood effect ceramic tile, fitted kitchen with single oven with hob and extractor, shelving, plumbing for dishwasher and washing machine, space for fridge, double glazed window to entrance porch.

## First Floor

### Landing

Newly fitted carpet, stripped pine recessed cupboard, providing useful storage, staircase to ground and second floors.

### Bedroom One



Spacious room with fitted carpet, electric radiator, fitted cupboards and shelves, timber framed double glazed window.

## WC



Separate WC with sliding timber and glazed door, wood effect ceramic tile, toilet, timber framed double glazed window with textured glass.

## Bathroom



Stripped pine door, wood effect ceramic tile, electric underfloor heat mat with timer control panel, wash basin with vanity unit, bath with shower over, heated towel rail, extractor fan.

## Second Floor



## Bedroom Two



Fitted carpet, storage heater, electric radiator, two timber framed double glazed windows, Velux, exposed beams, loft access, fitted cupboards.

## External



A superb enclosed low maintenance private garden to side, featuring patio seating area, established beds, timber shed with open seating area providing the ideal location for relaxing summer evenings and entertaining. On street parking available to front.

## 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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## FLOOR PLANS

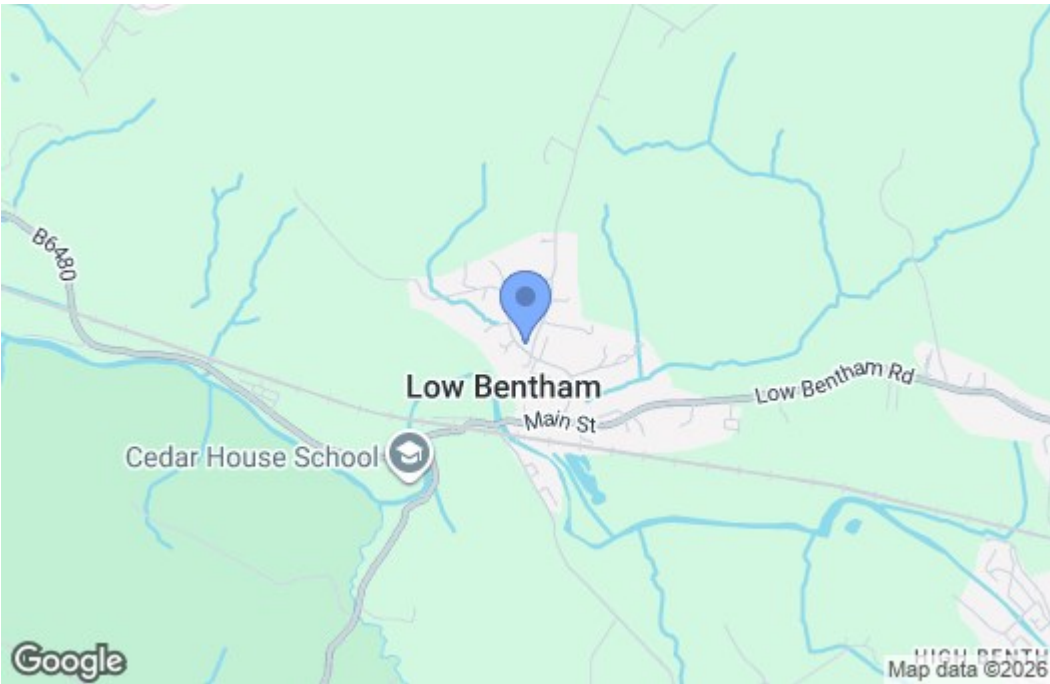
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



8 The Terrace, Low Bentham

Area Map



Energy Efficiency Graph

