



3 Robin Lane, LA2 7AB

Offers In The Region Of £325,000

A move-in-ready four-bedroom mid-terrace home spread over three floors, conveniently located just off High Bentham's main street.

The property features a modern kitchen, utility room, and a bright sitting room. Upstairs are two double bedrooms, a generous single bedroom, and a family bathroom, with a spacious master bedroom and en-suite on the top floor. Outside, enjoy a low-maintenance two-tier yard with a coal shed.

An ideal family home and a must-see property.

Property Description

Welcome to Springfield House – a superb, move-in-ready four-bedroom mid-terrace home spread across three floors, located just off the main street in the popular market town of High Bentham, offering easy access to a range of local amenities.

The property is approached via a tidy front yard. Step inside and you're welcomed by an entrance hall with access to a convenient utility room, offering practical space for laundry and storage and a stylish, modern fitted kitchen with double doors opening onto the low-maintenance rear yard. An open-plan layout flows seamlessly into the bright and spacious sitting room, featuring an open fire and a large bay window with original stained glass panels that fills the space with natural light.

On the first floor, you'll find two double bedrooms, a generous single bedroom, and a contemporary family bathroom. The top floor is home to a spacious master bedroom, complete with eaves storage and a private en-suite shower room.

Outside, the two-tier rear yard offers low-maintenance outdoor space, along with a traditional coal shed for additional storage.

This property is an ideal choice for growing families or anyone seeking a comfortable and stylish home in a vibrant community.

Property Information

Tenure: Freehold
Council Tax Band: C
EPC Rating TBC
Services: All mains
Broadband: Available

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 Hall



Tiled flooring, radiator, staircase to first floor, double glazed composite door to front aspect with stained glass panels and textured glass.

Kitchen



Vinyl flooring, range of wall and base units, 1.5 drainer sink, cooker and gas hob with extractor hood over, integrated fridge and dishwasher, alcove shelving, open plan door to sitting room, double glazed window and patio doors to rear yard.

Sitting Room



Fitted carpet, radiator, fireplace with open fire and slate hearth, cornicing, double glazed bay window to front aspect.

Utility Room

Vinyl flooring, radiator, range of base units, single drainer sink, plumbing for washing machine, space for dryer and fridge/freezer, double glazed windows to both side aspects, one with textured glass.

First Floor

Landing

Fitted carpet, access to bedrooms 2, 3 and 4.

Bedroom Two



Double room with fitted carpet, radiator, double glazed window to rear aspect.

Bedroom Three



Double room with fitted carpet, radiator, double glazed window to front aspect.

Bedroom Four



Generous single room with fitted carpet, radiator, double glazed window to front aspect.

Bathroom



Vinyl flooring, heated towel rail, wash basin, toilet, shower cubicle with water fall shower, bath, fitted cupboards, 2 double glazed windows with textured glass to both side aspects.

Second Floor

Landing

Fitted carpet, staircase to top floor, access door to side of eaves store in bedroom 1.

Bedroom One



Large double room with fitted carpet, radiator, full length eaves storage to front and rear - 1.2m depth, exposed beams, 3 Velux windows.

Ensuite Shower Room



Vinyl flooring, wash basin, toilet, shower, extractor fan, exposed beam.

External

Front

Enclosed yard with gated access.

Rear



Enclosed, two-tier flagged rear patio yard with access to a coal shed and rear door for bin access.

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, an Onboarding Fee of £25.00 (inc. VAT) 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.

You can pay this fee securely online at:
<https://shorturl.at/zAqJj>

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.

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Fisher Hopper Ltd receives and introducers fee from Naphthens 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



Total area: approx. 133.3 sq. metres (1434.7 sq. feet)
3 Robin Lane, High Bentham

Area Map



Energy Efficiency Graph

