



**11 Millers Ford, Lower Bentham, LA2 7BF**  
**£199,950**

Luxury first floor 2 bed apartment with a stunning outlook. Light and spacious accommodation in a peaceful location next to the River Wenning in Low Bentham.

Complete with 2 parking spaces and communal gardens. Viewing is essential in order to appreciate the quality, comfort and location.

## Property Description

Millers Ford is an exclusive riverside development in Low Bentham, set on the historic site of the former silk mill. This luxury two-bedroom first-floor apartment offers a stunning outlook over the River Wenning, best enjoyed from its own private balcony. Designed to maximize light and space, this stylish home is perfect as a permanent residence or countryside retreat.

Step inside to find a spacious central hallway with built-in storage, leading to a large open-plan lounge, dining, and kitchen area—a bright and airy space with beautiful river views. The apartment boasts two generous double bedrooms, including a master with an en-suite, plus a chic Fired Earth bathroom. Thoughtfully designed, the home is enhanced by bespoke blinds and custom-made wall mirrors throughout, further elevating its sense of light and openness.

Additional benefits include two private parking spaces and communal areas that are maintained to a high standard throughout.

## 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

999 year lease from 2005.

The management company own the freehold and each leaseholder has a share of the freehold

Service charge: £130 per month - Looks after the buildings, common parts, gardens, access-ways, parking areas and buildings insurance.

Council Tax Band C

EPC Rating B

All mains services

Fully double glazed throughout

Gas central heating - new boiler installed in 2018

## First Floor

### Hallway



Accessed via the first floor communal landing, fitted carpet, radiator, 2 x large storage cupboards, custom made corner mirror, cornicing, UPVC double glazed window to front aspect.

### Sitting Room 13'0" x 16'9" (3.96 x 5.11 (3.97 x 5.12))



Stunning open plan space with wood flooring, 2 x radiators, cornicing, UPVC double glazed window to the side aspect and tilt & slide patio doors out onto the balcony.

## Kitchen 14'1" x 6'9" (4.29 x 2.06)



Stylish fitted kitchen with wood flooring, range of wall and base units, integrated double oven, gas hob with extractor hood over, 2 x integrated fridges - 1 with freezer compartment, Stainless steel 1.5 drainer sink, washing machine, plumbing for dishwasher, cupboard housing gas central heating boiler, UPVC double glazed window to the side aspect.

## Bedroom One 12'11" x 14'1" (3.94 x 4.29)



A superb master bedroom with fitted carpet, radiator, fitted double wardrobe and custom made corner mirror to maximise light and space, access to en-suite, UPVC double glazed window with a bespoke black out blind to the front aspect.

## En-Suite 10'8" x 4'7" (3.25 x 1.40)

Vinyl flooring, heated towel rail, wash basin, toilet, shower cubicle, extractor fan, UPVC double glazed window to the side aspect.

## Bedroom Two 10'8" x 13'2" max (3.25 x 4.01 (3.27 x 4.02) max)



Another generous double bedroom with fitted carpet, radiator, fitted wardrobe, UPVC double glazed window to the side aspect.

## Bathroom 7'1" x 6'9" (2.16 x 2.06)



Luxury Fired Earth bathroom with wood laminate flooring, heated towel rail, bath, toilet, wash basin, mirrors, extractor fan, UPVC double glazed window to the side aspect.

## External



One of 12 apartments, with 1 town house, 2 parking spaces, communal access ways and well-tended gardens.

## 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**

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#### **INTRODUCERS FEES**

Fisher Hopper Ltd receives and introducers fee from Napthens Solicitors of £100.00 + VAT for all successful introductions.

#### **FISHER HOPPER**

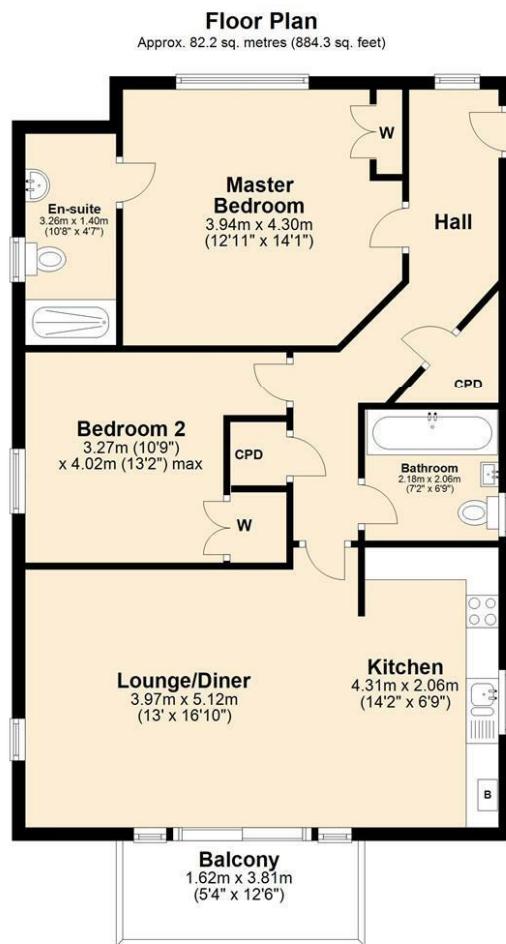
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The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

#### **FLOOR PLANS**

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

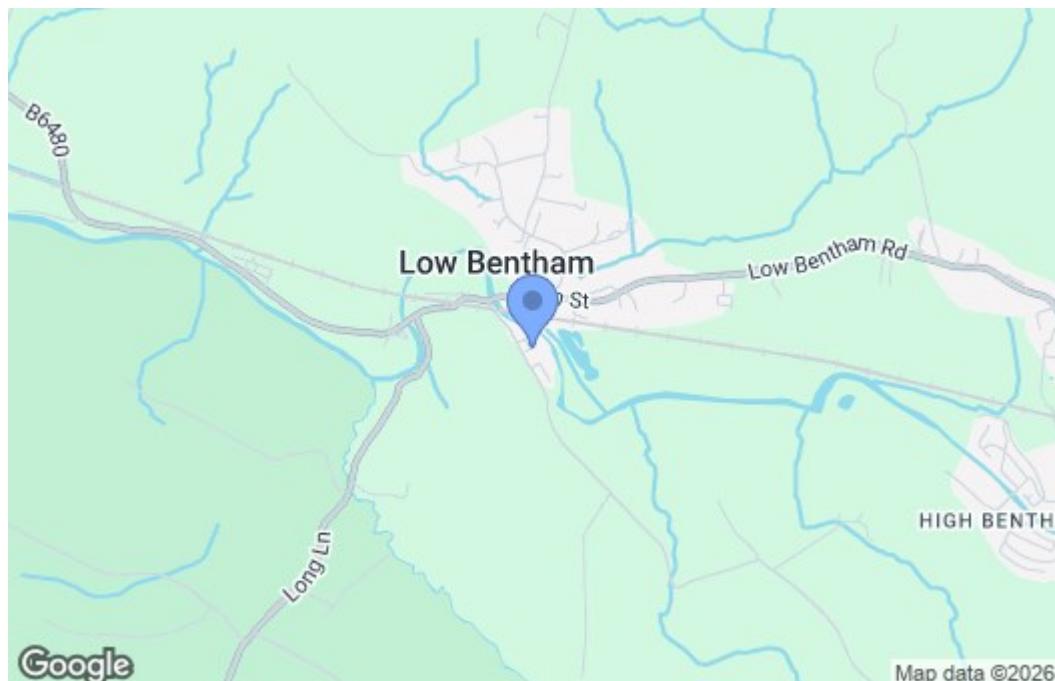
## Floor Plan



Total area: approx. 82.2 sq. metres (884.3 sq. feet)

11 Millers Ford, Low Bentham

## Area Map



## Energy Efficiency Graph

