



Lower Hardacre House, Near Bentham, LA2 7AT

Price Guide £625,000

Fine 4 double bedroom detached Grade II listed manor house in an idyllic, peaceful and secure rural setting.

With B4RN hyper fast fibre broadband for homeworking, this notable period home dates back in part to the 16th Century, providing versatile and characterful accommodation, along with a range of useful outbuildings, including a detached barn and garage.

Optional fishing rights are also available for a beautiful and secluded stretch of the River Wenning.

Now with Listed Buildings Consent for a stunning sun room and stylish kitchen/diner, Lower Hardacre House is available to market with no chain.

Lower Hardacre House



In brief, the spacious ground floor accommodation comprises: huge living room with stunning inglenook fireplace, beams and stonework; country kitchen with AGA; utility room; dual aspect family dining room; hall and large conservatory/diner. Note there is now planning permission and Listed Buildings Consent to replace the existing conservatory with a stylish sun room, along with conversion of the existing dining room to a family kitchen/diner, with the current kitchen becoming a utility room plus ground floor cloakroom.

On the first floor the landing provides access to 4 double bedrooms and a house bathroom. The large dual aspect master bedroom has a walk-in wardrobe and en-suite and enjoys wonderful rural views. Bedroom 4 is of note with its vaulted ceiling and exposed beams. Listed Buildings Consent is now in place for conversion of the existing en-suite and walk-in wardrobe to create a larger, contemporary en-suite with bathtub and shower, along with a new range of wardrobes in the bedroom.

Given its history, Lower Hardacre House has many appealing period features including, exposed stonework, fireplaces, beams, panel doors, mullion and sash windows.

Outside, there are pleasant, private gardens with mature trees to the front and side aspects, along with a superb patio seating area and walled courtyard.

The outbuildings comprise: good-sized detached barn with shippon and turf house; detached stone built garage with workshop to rear; greenhouse; additional historic stone built store in garden and timber framed summerhouse. Vehicular access to the rear yard is shared with the adjacent property, providing ample off-road parking, along with the garage and barn.

History



An impressive carved date stone over the kitchen door provides a date of 1664 and the initials of Christopher Robinson, however, probate records take the property back to 1587. It is understood that Robinson made improvements to the property, reflecting his wealth with the fine stone arched fireplace and carved stone reliefs over doorways connecting the living room to the kitchen.

Lower Hardacre House remained in the ownership of the Robinson family - albeit tenanted from 1690 - until 1808, when it was sold to the Farrer family becoming part of their considerable estate around Clapham. Antony Brown took the tenancy in 1824 and it remained in his family for 100 years.

The house was sold to a series of owners after the First World War, eventually becoming the home of renowned poet and playwright, Adrian Mitchell, who lived there for a number of years.

This fascinating property displays phases of development spanning the 16th, 17th and 18th centuries and is now ready for the next stage in its long and interesting history.

Grade II Listing - Listing NGR: SD7160168014

CLAPHAM-CUM-NEWBY SKEW SD 76 NW 7/11 Lower Hardacre Farmhouse - II Farmhouse.

Dated 1664 with c. mid C19 and C20 alterations. Slobbered rubble, stone dressings, slate roof. 2 storeys, 3 bays, with projecting gabled entrance porch right of centre. Entrance in left-hand return of porch has moulded surround inscribed: IC and MO on upper stone of left and right-hand jambs respectively; dated lintel with initials CR; plank door.

C20 entrance in left-hand bay with single-light chamfered window to its right. Gabled bay contains a ground floor c1980 2-light window. 2-light chamfered window with cavetto mullion to ground floor Continuous hoodmould across facade. Single-storey c1980 glazed porch to angle of left-hand bay and projecting entrance porch. Upper floor: left-hand bay has window with moulded surround, possibly formerly cross window with transom and mullion now missing, sashes; left-hand return to porch has right-hand trefoil headed window, fixed light and hoodmould; gabled bay has 3-light double chamfered cavetto mullioned window with central sashes without glazing bars and fixed lights, hoodmould; right-hand bay has 2-light chamfered window with cavetto mullion, hoodmould.

Gabled central bay has 2-light chamfered window with cavetto mullion and fixed light in gable; kneelers and 3 finials. Projecting right-hand gable end and central ridge stack. Rear was heavily restored in mid-C19. Interior: massive stone inglenook fireplace with moulded surround and segmental head.

Listed Buildings Consent



PROPOSED NORTH WEST FACING ELEVATION
SCALE 1:50

Current approval includes: replacement of existing conservatory with high specification sun room; reconfiguration of current dining room and utility room to family kitchen/diner; conversion of current kitchen to utility plus ground floor cloakroom, and reconfiguration of master bedroom en-suite and walk-in wardrobe to larger en-suite with bathtub and shower, plus new wardrobe system in the bedroom.

Architect plans and Heritage Statement available by request.

Location



Lower Hardacre House is the perfect retreat from the bustle of everyday life, situated amidst rolling fields with just one adjacent property. It's a short walk down a footpath to the beautiful River Wenning - rarely visited and a haven for wildlife.

3.5 miles from the market town of High Bentham - providing a range of shops, pubs, takeaways, GP surgery and train station on the Leeds/Lancaster line - the last mile is via a track with gates. The top half of the track has recently been resurfaced to a high standard and the second half is due to be upgraded in Spring 2024.

Nearby market towns include Kirkby Lonsdale and Settle - both with Booths supermarkets. Kendal and Skipton are both approx. 40 minutes by car, and Lancaster around 45 minutes. The M6 can be accessed south at Lancaster and north at Crooklands.

Primary schools are available in High Bentham, Ingleton and Austwick, with excellent secondary options at both Settle College and QES, Kirkby Lonsdale. Public schools include Giggleswick and Sedbergh School.

Located between the Yorkshire Dales and Forest of Bowland, the Lake District can be easily reached, as can the coast at Morecambe Bay.

Fishing Rights

Fishing rights are available for a beautiful and secluded stretch of the River Wenning at Skew Bridge - accessible from the property via a public footpath. Price: £7,000.

Property Information

Tenure: Freehold. Council Tax Band F. Mains water and electricity. Oil fired central heating. Private drainage - compliant with General Binding Rules. B4RN hyper fast fibre broadband.

Living Room 19'7" x 22'5" (5.97m x 6.83m)



Generous family sitting room with 2 windows and a glazed external door to the front aspect, plus 2 windows to the rear aspect. The centerpiece of the room is the stunning fireplace, now housing a log burning stove - the heart of the home. Feature exposed beams and carved stonework to the internal door through to the kitchen. Additional fireplace with decommissioned stove. Fitted shelving. Carpet. 2 radiators.

Dining Room 11'3" x 13'9" (3.43m x 4.18m)



Good sized family dining room with dual aspect windows. Edwardian period feature fireplace. Picture rail. Carpet. Radiator.

Kitchen 12'9" x 10'9" (3.89m x 3.27m)



Country kitchen with windows to the rear and side aspects. Range of wall and base mounted units with complimentary worktops. Double sink. Oil fired Aga. Integral oven and hob with extractor over. Fridge. Integral dishwasher. Recess with shelving. Beams. Tiled flooring.

Conservatory 12'6" x 21'5" (3.82m x 6.52m)



Large conservatory/diner with dual aspect windows to the side and rear aspects. Stone flag floor. 2 radiators. Note stunning 1664 date stone over door to kitchen.

Utility Room 8'0" x 15'5" (2.44m x 4.71m)



Utility room with windows to the side aspect. Range of fitted shelves. Butler sink. Worktops. Plumbing for washing machine. Hot water cylinder. Oil fired central heating boiler. Consumer unit. Concrete floor.

Hall

Entrance hall with external door and window over to the front aspect. Coat hooks. Carpet. Radiator.

Master Bedroom 11'7" x 19'4" (3.53m x 5.90m)



Spacious main double bedroom with dual aspect windows providing charming rural views. Period feature fireplace. Range of fitted wardrobes. Carpet. 2 radiators.

Walk in Wardrobe



Good sized walk-in wardrobe. Clothes rails and fitted shelving. Light. Carpet.

En-suite



Main bedroom en-suite with windows to the side aspect. Shower. Wash hand basin. WC. Vinyl flooring.

Landing



First floor landing with 2 windows to the rear aspect. Exposed beam. Access to huge boarded loft. Carpet. Radiator.

Bedroom 2 12'7" x 12'5" (3.83m x 3.79m)



Good sized double bedroom with window to the front aspect and views. Period feature fireplace. Carpet. Radiator.

Bedroom 3 13'5" x 9'10" (4.10m x 2.99m)



Double or twin bedroom with window to the front aspect and views. Exposed beams. Internal window to hall. Carpet. Radiator

Bedroom 4 13'5" x 10'9" (4.08m x 3.27m)



Stunning double bedroom with windows to the rear and side aspects. Vaulted ceiling with exposed beams. Carpet. Radiator.

Bathroom



House bathroom with windows to the rear aspect. Bath with shower attachment. Vanity unit with wash hand basin. Shower cubicle. WC. Vinyl flooring. Radiator.

Outbuildings



Superb range of useful outbuildings.

Barn and Shippon



Good sized detached barn providing ample storage, with doorway sufficient for vehicular access from the yard, and window to the front aspect. Hayloft with steps. Attached shippon with door and window to yard. Cattle stalls. Turf house to rear of barn and shippon.

Garage



Large stone built garage with separate workshop/store to rear.

Summer House and Greenhouse

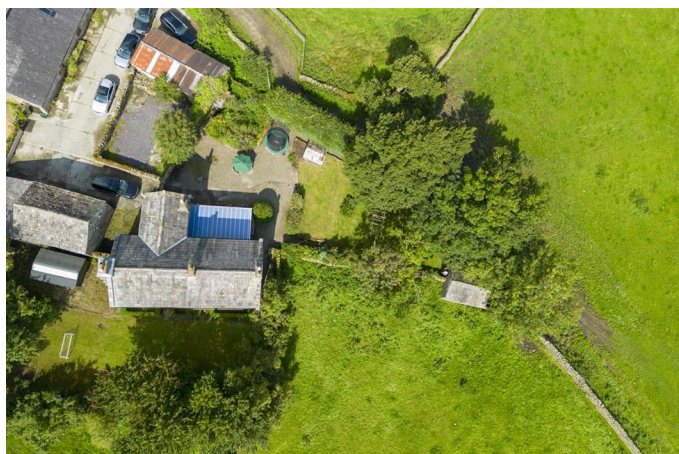


Timber summerhouse to rear of main barn. Metal framed greenhouse to rear of patio seating area.

Store

Charming stone built store located in gardens to side aspect.

Gardens



Generous private gardens to the side and front aspects.

Patio



Extensive patio seating area providing an exceptional space for entertaining outside.

Courtyard



Charming walled courtyard area with mature trees and established shrubs. Potential here for further parking if required.

Side



Private garden to the side aspect with lawn and range of mature trees plus established beds.

Front



Superb large private garden with lawn and mature trees, with access directly from the living room. A lovely outside space for families. Gated access to field path down to the river.

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.

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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 area: approx. 206.2 sq. metres (2219.5 sq. feet)
Lower Hardacre House, Bentham



Total area: approx. 46.3 sq. metres (498.4 sq. feet)

Area Map



Energy Efficiency Graph

