



Ashbank Cottage, Millhouses Road, Tatham, LA2 8PH  
Offers In The Region Of £175,000

A charming one-bedroom single storey cottage enjoying stunning views. The property features an open-plan kitchen/sitting room, a double bedroom, and a bathroom. Patio doors open to a private patio. Includes designated parking for one car - ideal for a single occupant or holiday let.

## Property Description

Ashbank is a charming one-bedroom single storey cottage, perfectly positioned in a tranquil rural setting, enjoying spectacular views over open countryside and the hills beyond, whilst still within easy reach of nearby shops and amenities.

The accommodation comprises an entrance hall leading to a bathroom and an impressive open-plan kitchen, dining and sitting room featuring a vaulted ceiling and sliding patio doors that frame the surrounding landscape. The bedroom is accessed off the main living space and offers comfortable, well-proportioned accommodation.

Externally, there is an enclosed patio accessed directly from the sitting room — an idyllic spot for outdoor dining or simply relaxing and taking in the far-reaching views. The property also benefits from a designated parking space.

Currently operating as a successful holiday let, Ashbank presents an excellent opportunity for investors, second home buyers or first-time purchasers seeking a peaceful rural retreat with income potential.

## Property Information

Tenure: Leasehold

Lease: 999 years | Remaining: 949 years

Council Tax Band: SBR

EPC Rating: D

Services: Mains water & electricity

Drainage: On-site waste treatment plant, shared by 10 properties with costs equally split

Cost: No service charge | Peppercorn rent

Broadband: B4RN - Speeds available up to 1,000 Mbps

Location: What 3 words: /// airbrush . singers . bounty

## Location

Situated just off a quiet country road between Wray and Low Bentham, the area lies between two major national landscapes: the Yorkshire Dales National Park to the east and the Forest of Bowland to the south-west—both just a short drive away. Wray offers a village store, tearoom, garden centre, and public house, while Low Bentham is a small village with a pub.

The bustling market town of High Bentham is just three miles from the property and provides

excellent amenities, including a GP surgery, post office, and a good range of shops and pubs. The town also benefits from two grocery stores and a railway station on the Leeds–Lancaster line. By car, Lancaster and the M6 are approximately 25 minutes away, as are the popular market towns of Kirkby Lonsdale and Settle.

## Ground Floor Accommodation

### Entrance Hall

Coconut entrance matting, fitted carpet, night storage heater with fret work cover, timber and double glazed door.

### Open Plan Kitchen/Sitting Room

#### Sitting Room



Fitted carpet, night storage heater, multi fuel stove with sandstone hearth, vaulted ceiling with tongue and groove pine cladding, double glazed sliding patio doors to enclosed patio with stunning views.

#### Kitchen



Farmhouse style kitchen in pine with complementary worktops, single drainer sink, oven, hob with extractor hood over, fridge, timber framed double glazed window to rear.

## Bedroom One



Fitted carpet, electric wall mounted heater, timber framed double glazed window to front.

## Bathroom



Tile effect vinyl flooring, wall mounted heater, wash basin, toilet, bath with shower over and shower screen, loft access, timber framed double glazed window with textured privacy glass.

## Outside



Fence enclosed flagged patio with stunning views over open countryside and hills.

## Parking

Designated parking for one car.

## 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, a non refundable onboarding fee of £25.00 (inc. VAT) per person 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.

## 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 an introducers fee from:

Napthens and Taylor Rose Solicitors of £100.00 + VAT for all successful introductions.

Lakes Mortgages of £250.00 + VAT for all successful introductions.

#### FISHER HOPPER

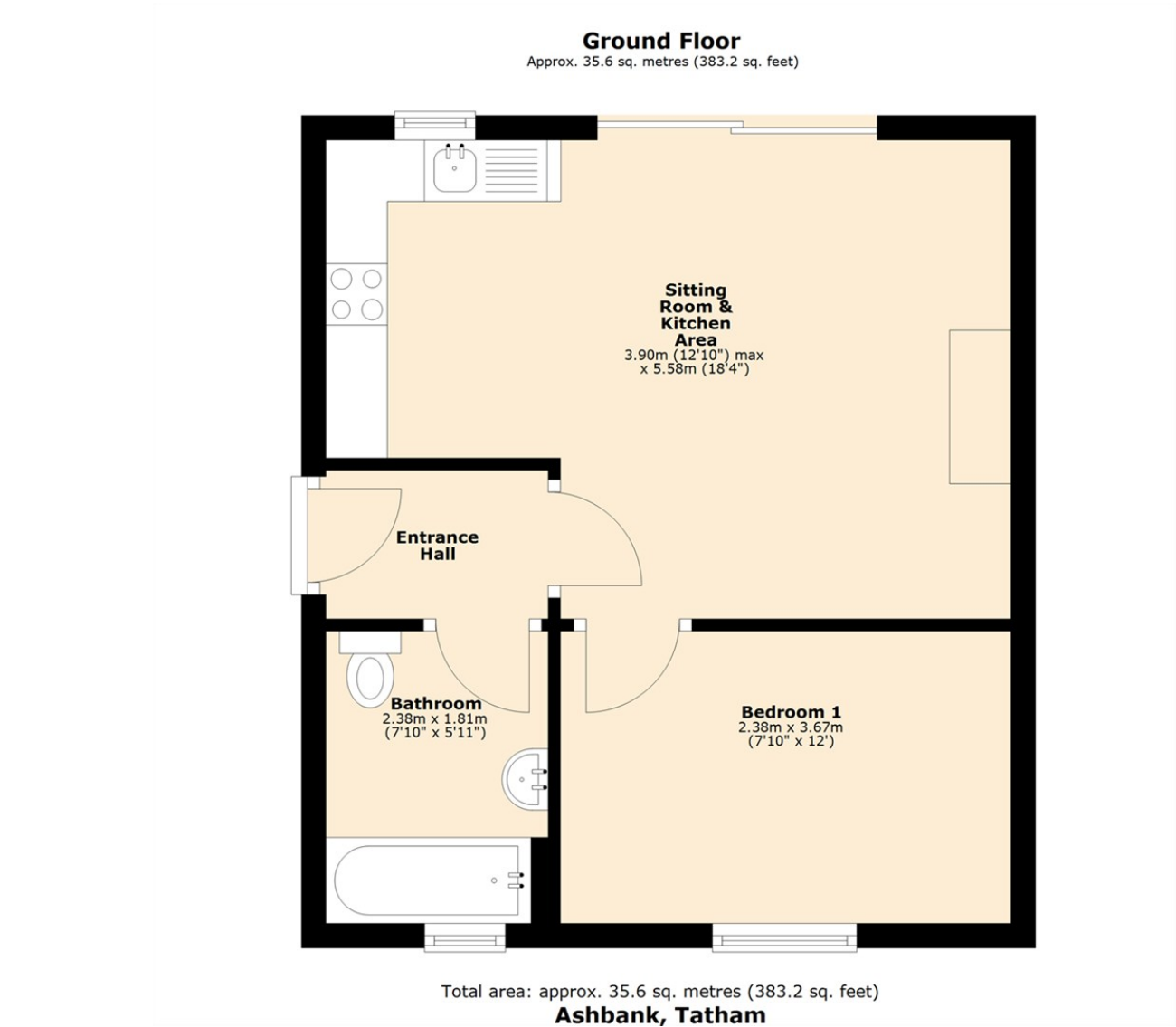
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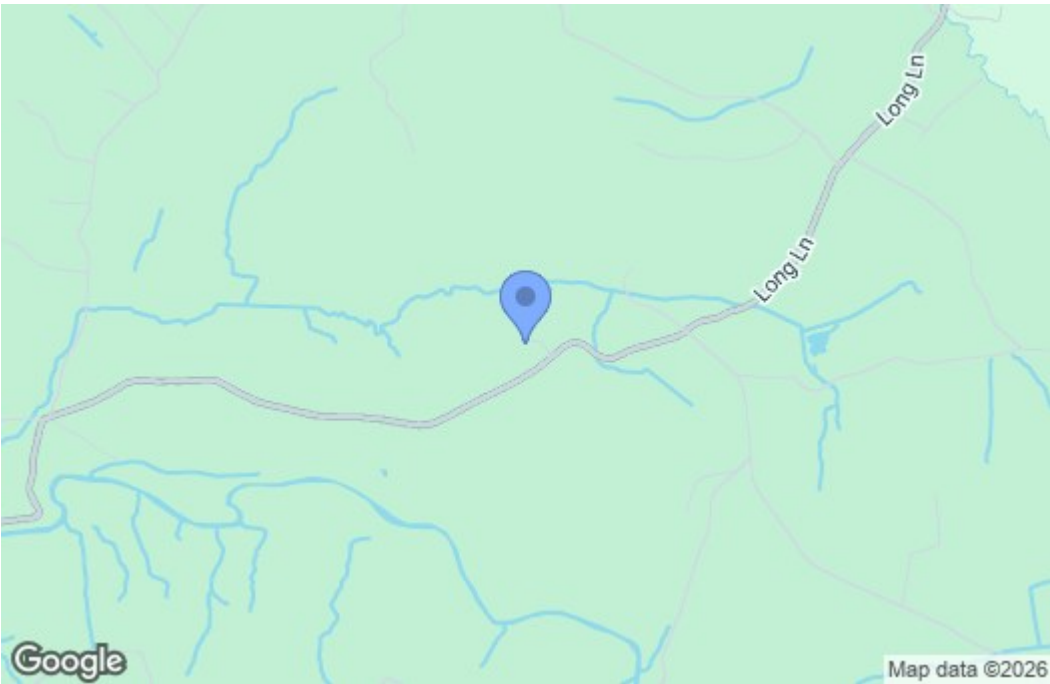
#### FLOOR PLANS

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

Floor Plan



Area Map



Energy Efficiency Graph

