



The Well Burton Road, Lower Bentham, LA2 7ER **Offers In The Region Of £695,000**

Located in peaceful surroundings on the edge of Low Bentham, "The Well" is a meticulously maintained five-bedroom detached bungalow boasting excellent condition throughout.

Its key features include spacious mature gardens, a double and single garage with ample off-road parking, and a paddock measuring approximately 0.2 acres.

The Well

Nestled gracefully on the outskirts of Low Bentham, "The Well" is a significant detached bungalow benefiting from an elevated position, offering views of the open countryside. The expansive plot, spanning approximately one acre, has meticulously maintained mature gardens alongside an adjacent paddock.

The property is immaculately presented throughout, indicative of meticulous care and attention. The accommodation encompasses an inviting entrance hall leading to the reception and bedroom areas, comprising a spacious sitting room, dining room, kitchen diner, office, conservatory, and five bedrooms, one of which features an en-suite bathroom, supplemented by a family bathroom.

Further enhancing its appeal, "The Well" boasts both a double and single garage, accompanied by ample off-road parking.

In summary, "The Well" represents a rare opportunity to acquire a spacious detached property with expansive gardens and a paddock within a peaceful edge of village location.

Property Information

Freehold. Separate deeds for property and land. Council tax band G. EPC TBC. Gas central heating. All mains services.

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.

Entrance Hall 20'0" x 10'7" (6.11 x 3.24)



Neutral coloured carpet, two radiators, double glazed UPVC windows and patio doors, double glazed roof glass.

Sitting Room 23'6" x 15'4" (7.18 x 4.68)



Carpet, radiator, gas fire with surround, double glazed UPVC patio doors opening on to patio, double glazed UPVC window to front with views to Forest of Bowland.

Dining Room 14'8" x 12'10" (4.48 x 3.93)



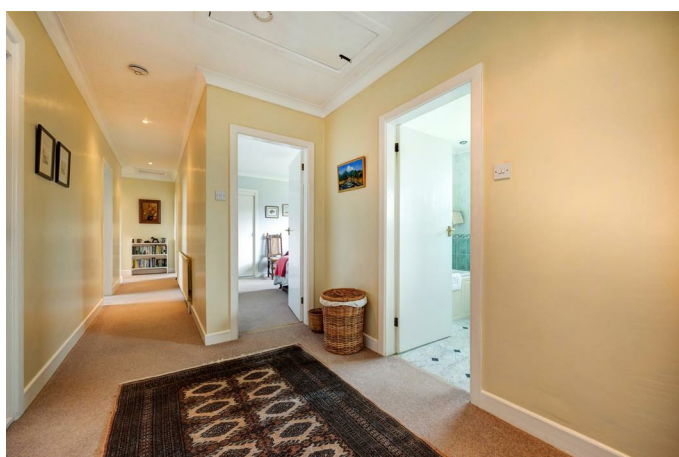
Carpet, radiator, double glazed UPVC window to front with views to Forest of Bowland.

Kitchen Diner 22'11" x 13'1", 6'6" (7 x 4,2)



Tiled floor, radiator, double glazed UPVC window to rear, range of wall and base units, integrated dishwasher, cooker and extractor hood, freestanding Blomberg fridge, double butchers block, 1.5 stainless steel drainer sink.

Hallway



Carpet, cupboard, access to boarded loft with light via pull down ladder.

Cloakroom 8'0" x 7'2" (2.44 x 2.20)



Vinyl flooring, radiator, two single glazed windows with textured glass, WC, wash basin, airing cupboard.

Utility Room 12'2" x 8'8" (3.73 x 2.66)



Tiled floor, radiator, freestanding double cupboard, Logic freezer, double glazed UPVC window to rear, UPVC door to rear, washing machine, Belfast sink, door to garage.

Office 12'1" x 11'9" (3.70 x 3.60)



Wood laminate flooring, radiator, double glazed window

Conservatory 27'2" x 17'4" (8.30 x 5.30)



Tiled floor, radiator, cast iron plant rack, double glazed UPVC windows and door to front, door to garage.

Bedroom One 16'4", 59'0" x 14'11" (5,18 x 4.56)



Carpet, radiator, double glazed window to front, fitted wardrobes, door to en-suite.

En-Suite 9'6" x 6'6" (2.9 x 2)



Tiled floor, double glazed window with textured glass, WC, wash basin, shower cubicle, bath.

Bedroom Two 13'9" x 12'0" (4.20 x 3.67)



Carpet, radiator, double glazed window to front, fitted wardrobes.

Bedroom Three 11'11" x 11'10" (3.64 x 3.63)



Carpet, radiator, double glazed window to rear, fitted wardrobes.

Bedroom Four 11'11" x 11'11" (3.64 x 3.64)



Carpet, radiator, double glazed window to rear, fitted wardrobes.

Bedroom Five 14'10" x 12'0" (4.53 x 3.66)



Carpet, radiator, double glazed window to rear, fitted wardrobes.

Bathroom 8'2" x 7'6" (2.5 x 2.3)



Vinyl flooring, heated towel rail, double glazed window with textured glass, WC, bidet, wash basin, bath with shower over.

Double Garage 21'3" x 16'0" (6.50 x 4.89)



Quarry tiled floor, electric roller door, gas boiler, UPVC door.

Single Garage 16'11" x 9'8" (5.17 x 2.97)

Concrete floor, up and over door, two double glazed windows.

Parking



Gated gravelled drive leading to parking at rear of property suitable for 3 to 4 cars.

Paddock



Adjoining enclosed paddock approx 0.2 of an acre.

Gardens



The Well benefits from a generous amount of outside space, approximately 0.8 acres in total and consisting of, large areas of lawn to front and sides of property, a large patio area ideal for socialising, various ponds, established beds and mature planting.

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

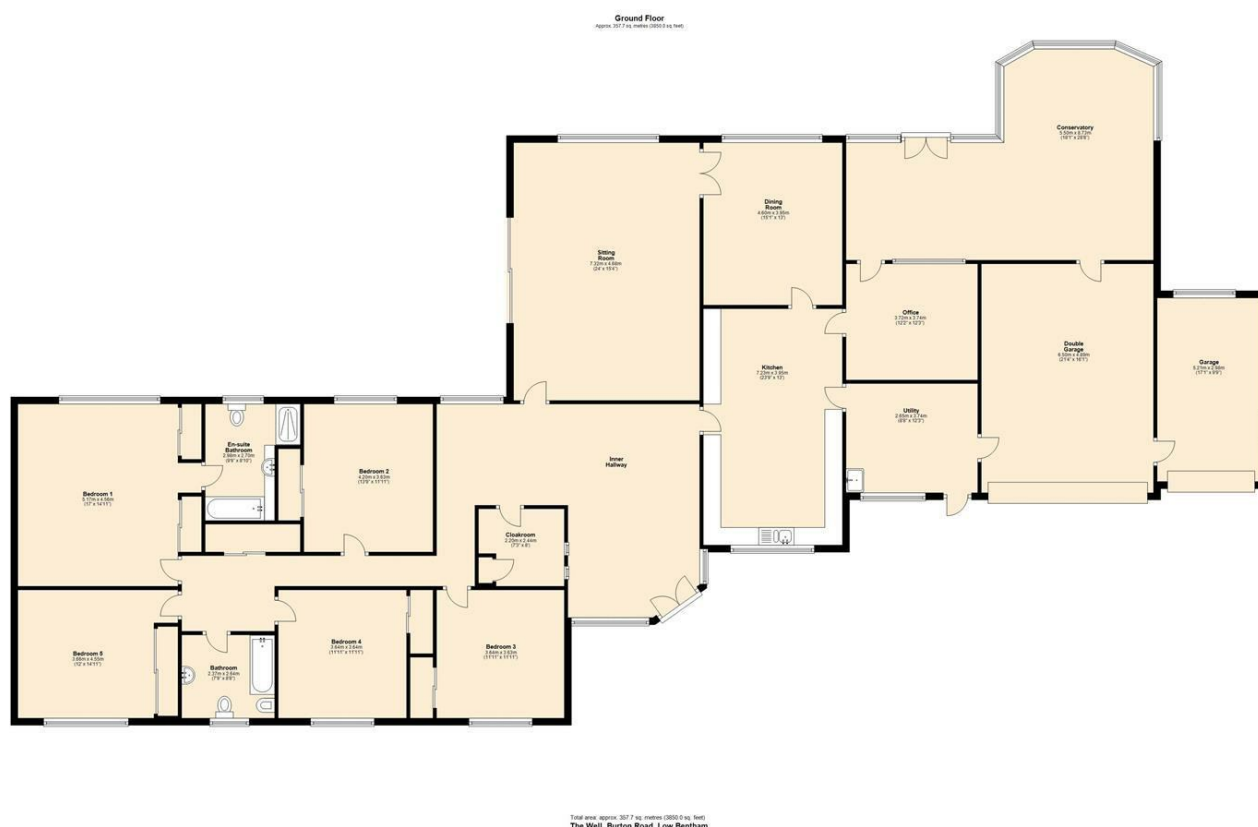
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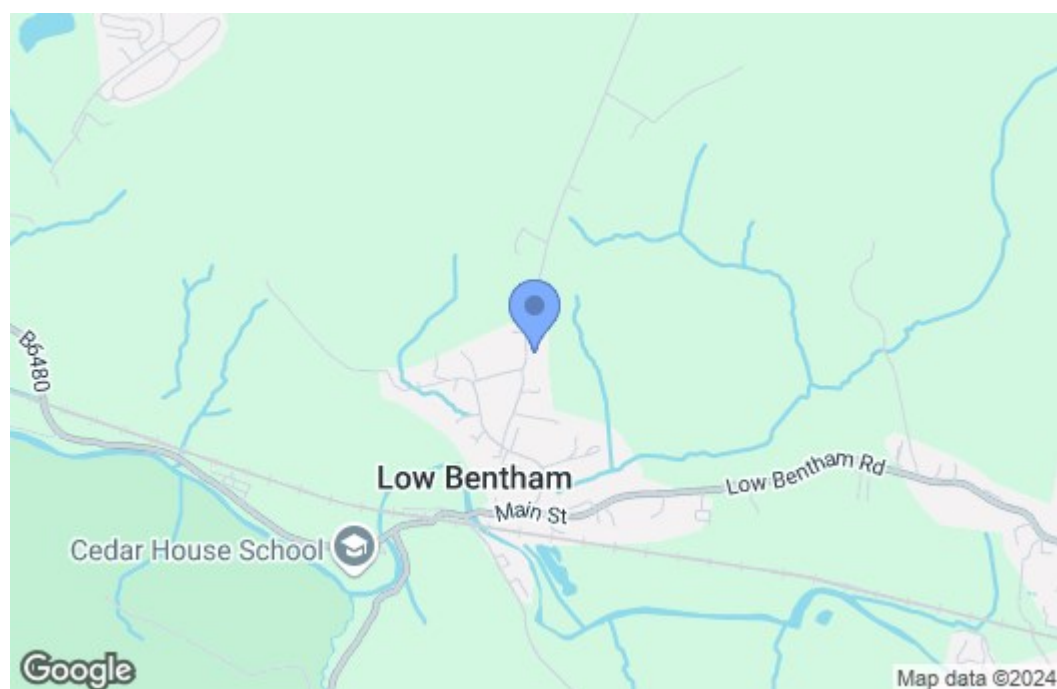
FLOOR PLANS

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

Floor Plan



Area Map



Energy Efficiency Graph

