



Plot 15 3 Felstead View, Bentham, LA2 7BP
Price Guide £325,000

A prestigious development of 3 and 4 bedroom family homes on the edge of the popular market town of Bentham in North Yorkshire. With B4RN fibre broadband connection included, underfloor heating to both floors and bespoke designed open plan kitchen/dining room, viewing is highly recommended. Plot 15 has the option of a sunroom for £15,000., if required. Plot 15: Available to reserve. Ready for occupation Summer 2022. Reservation Fee: £2,000.

Plot 15, 3 Felstead View



The Beech

Each of these two superbly designed three bedroom detached homes offer a living space of 92m² (990ft²), a garage with additional parking space, and a landscaped garden at the rear. With natural stone frontage complete with quoins, and a natural slate roof, these properties offer high quality Accoya timber windows and doors.

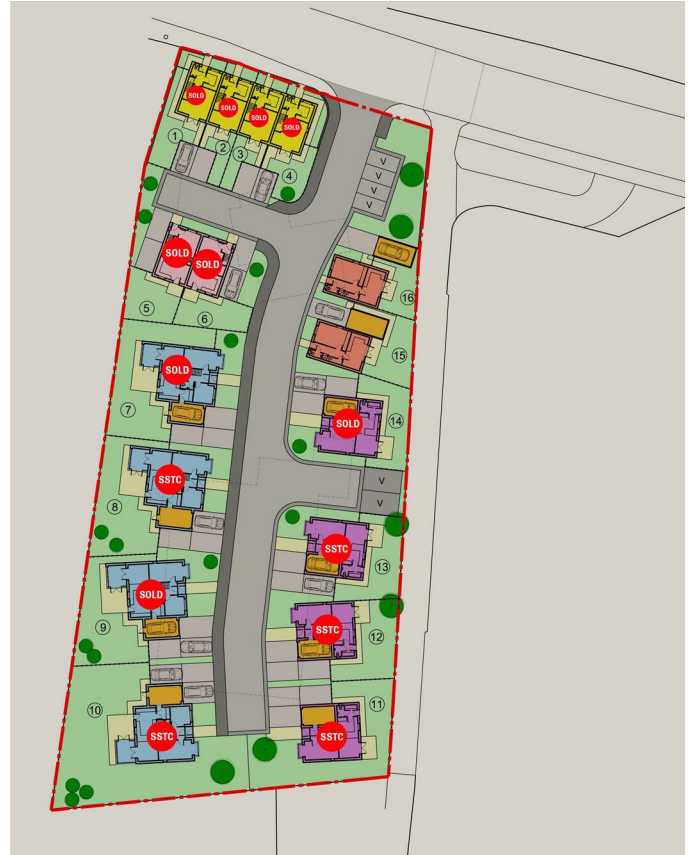
The Ground Floor comprises of a spacious hallway, WC, generous living room and a bespoke designed open plan kitchen dining room with top quality German appliances, and Accoya timber French doors leading to the garden.

The master suite on the First Floor is accompanied by an en-suite shower room. Another double room and a single complete the three bedrooms. Both the en-suite and the family bathroom offer high quality sanitary ware and wall and floor tiling.

Storage has been well thought out with a store room on the landing, and a generous space in the attic.

Plot 15 has the option of sunroom for £15,000.

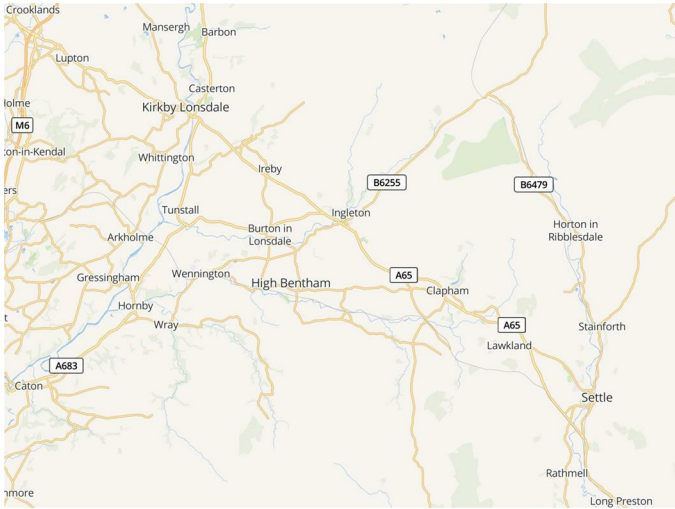
Felstead



EXCLUSIVE NEW DEVELOPEMENT OF 3 AND 4 BEDROOM FAMILY HOMES: Comprising a selection of high quality stone built 3 and 4 bedroom homes set on the edge of the popular market town of Bentham, close to open countryside. With outstanding design and built to exceptional standards, the properties offer an extraordinary level of thoughtful details.

10 year Structural Warranty for your peace of mind.

Location



Bentham is a thriving market town with an excellent range of amenities, including shops, bank, Post Office, pubs, bars, GP Surgery and grocery stores. The Co-op is within easy walking distance and has recently been extended and upgraded.

Bentham has its own modern primary school, within 2 minutes walk, and excellent secondary education is available at Settle and Kirkby Lonsdale, with school bus services available.

The town is close to the stunning Yorkshire Dales National Park and Forest of Bowland Area of Outstanding Natural Beauty, the Lake District can be easily reached in less than an hour and the coast at Morecambe is around 30 minutes by car. Nearby market towns include Settle and Kirkby Lonsdale, and Kendal and Skipton can be easily reached via the A65. The M6 at Lancaster is 25 minutes by car.

The town has a train station providing connections to Leeds (from 1hr 21mins) and Lancaster (28mins) from which London Euston can be reached in 2hrs 40mins.

The development offers wonderful views across open countryside.

Construction and Development Highlights

Quality is our passion. We use the finest materials and meticulous craftsmen with an exceptional attention to detail.

Quality natural materials are used throughout

the properties:

Natural stone walls

Natural slate roofing

Windows and doors are manufactured from Accoya timber (50 year life expectancy), and sprayed with Teknos paint (10 year life expectancy)

Through colour render is used on the external walls – low maintenance

Bathrooms and WCs have high-grade wall and floor tiling and quality sanitaryware

Bespoke designed kitchens and German appliances.

Underfloor heating

Concrete floors throughout for noise reduction

Attic trusses give excellent storage space

High grade floor coverings in kitchens and utilities, fitted before kitchen units to ensure a seamless finish.

Butler Interiors

Butler Interiors is a small long-standing family run business in Low Bentham, close to the Felstead Development. They design and install beautiful Schuller kitchens using handpicked quality suppliers and products to compliment designs. In partnership with Carr & Stocks Developments Ltd, Butler Interiors are installing kitchens in all 4 property types, utilities in The Ash and The Oak and the dressing room in The Oak. Specifications are available from Fisher Hopper.

The Developers



Carr & Stocks Developments was born from an amalgamation of 2 local property companies with a wealth of experience in quality property development and construction.

John Carr of Carr Construction and Restoration has over 39 years of experience in the trade, and has built up an exceptionally skilled and reliable team with a trusted

reputation for top quality builds with particular attention to detail.

David Stocks is a highly experienced construction expert, with a background in Quantity Surveying and project management of both commercial and residential properties. David has run a successful construction consultancy business, DMS Construction Consultancy for the last 9 years.

Working together as Carr & Stocks Developments they offer the highest quality homes.

Kitchen



Cloakroom



Optional Sunroom



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.

FISHER HOPPER

Fisher Hopper is a trading name for Fisher Hopper Limited, which is registered in England No 08514050. The registered office for the company is: Barclays Bank Chambers, 18 North End, Bedale, North

Yorkshire DL8 1AB. Company Directors: D. Spratt, M. Alexander

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

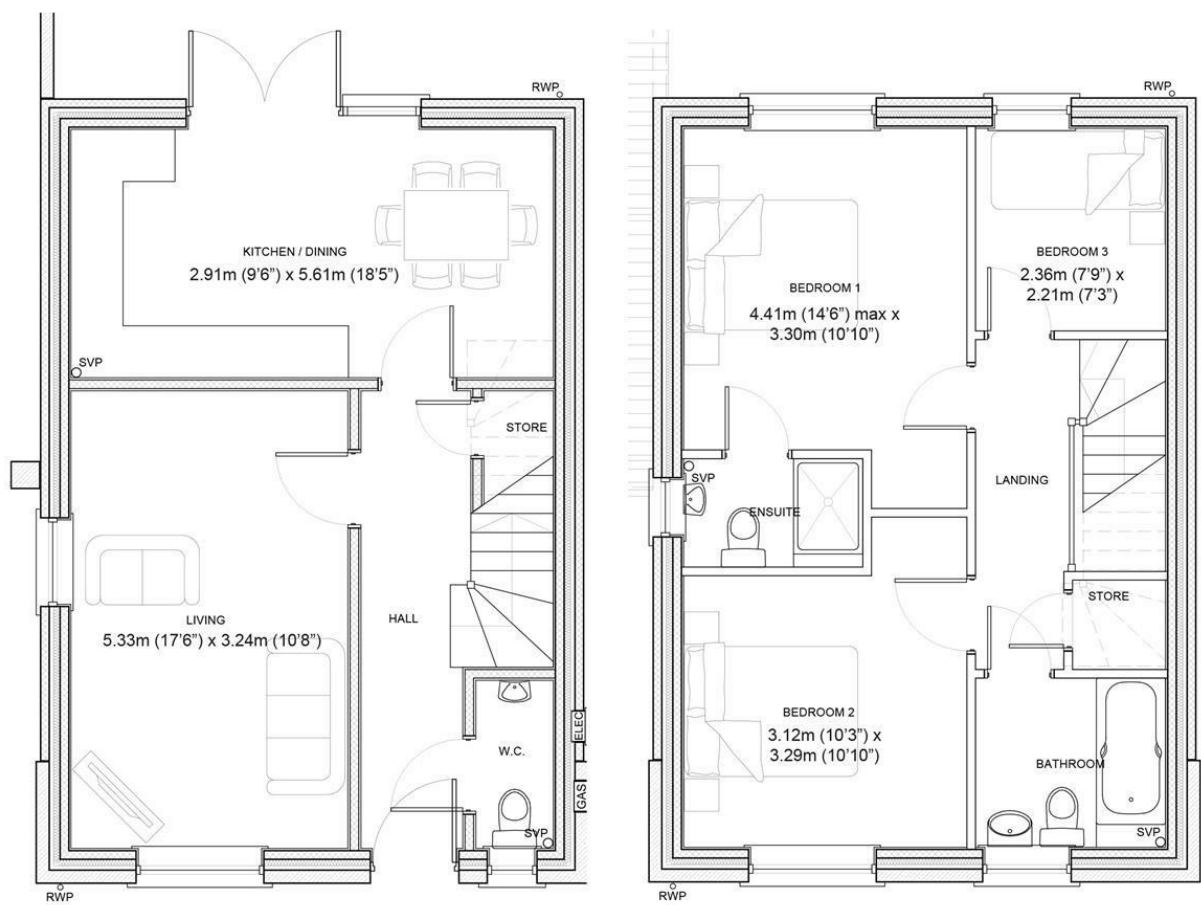
FLOOR PLANS

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

Images

Please note that images may not relate to the specific plot. They are provided to illustrate design, specification and construction - details may vary.

Floor Plan



Area Map



Energy Efficiency Graph

