



2 Ashfield Cottages, Main Street, LA2 7HZ  
Price Guide £227,500

2 Ashfield Cottages is a charming double-fronted three-bedroom character home in the heart of Bentham, featuring an open-plan sitting/dining room with wood-burning stove, fitted kitchen, off-road parking, and a generous enclosed detached patio garden. Ideal as a first home, second home, or holiday let investment.

## Property Description

2 Ashfield Cottages is a beautifully presented double-fronted character home, ideally located in the heart of High Bentham, just a short stroll from local amenities. Combining charming period features with stylish modern finishes, this move-in-ready property offers spacious and versatile accommodation perfectly suited to a variety of buyers.

The ground floor features a welcoming open-plan sitting and dining room, alongside a contemporary fitted kitchen.

To the first floor are two generous double bedrooms, a single bedroom, and a modern house bathroom.

Externally the property benefits from off road parking at the rear, part of a stone built store, and a detached and enclosed low maintenance rear patio garden with a spacious garden studio offering a great private area for socialising.

Finished to a high standard throughout, this attractive home will appeal to first-time buyers, downsizers, those seeking a second home, or investors looking for a holiday let opportunity.

## Property Information

Tenure: Freehold with flying and creeping freehold

Council Tax Band: B

EPC Rating: C

Services: All mains

Broadband: Speeds available up to 65mbps

## High Bentham Location

High Bentham is a vibrant market town offering a good variety of shops, bars, and takeaways. The town benefits from a well-regarded primary school, a medical surgery, and a train station on the Leeds–Lancaster line, providing excellent connectivity.

Families can access excellent secondary education within the catchment areas of Queen Elizabeth School in Kirkby Lonsdale and Settle College. Both of these nearby market towns feature Booths supermarkets and a charming mix of independent shops.

High Bentham is conveniently located about 30 minutes by car from Kendal and Lancaster, with easy access to the M6 motorway. Situated on

the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, it also offers close proximity to the Yorkshire Dales, Lake District, and Morecambe Bay—perfect for scenic day trips and outdoor adventures.

## Ground Floor

### Hallway

Tiled flooring, opening to kitchen, UPVC double glazed door to rear aspect.

### Kitchen 11'1" x 10'9" (3.4 x 3.3)



Tiled flooring with underfloor heating, range of wall and base units with complimentary worktop, 1.5 drainer sink, integrated electric oven, microwave and 5 ring gas hob with stainless steel extractor hood over, plumbing for washing machine and space for fridge/freezer, breakfast bar, double glazed window to rear.

### Sitting/Dining Room 17'3" x 16'7" (5.26 x 5.06)



Spacious room with fitted carpet, radiators, stone fireplace and hearth housing wood burning stove, staircase to first floor, exposed beams, double glazed windows to front, UPVC door to front aspect.

## First Floor

### Landing

Fitted carpet, airing cupboard housing gas boiler, staircase with inset Oak display cabinet, loft access.

### Bedroom One 11'10" x 8'9" (3.61 x 2.69)



Spacious double bedroom with fitted carpet, exposed beams and trusses, vaulted ceiling, double glazed window to front aspect.

### Bedroom Two 13'8" x 7'3" (4.18 x 2.21)



Spacious double bedroom with fitted carpet, radiator, loft access, double glazed window to front aspect.

### Bedroom Three 8'1" x 5'10" (2.47 x 1.78)



Single bedroom with fitted carpet, radiator, storage, exposed beams, double glazed window to rear aspect.

### Bathroom 6'0" x 5'2" (1.85 x 1.58)



Tiled flooring, heated towel rail, wash basin with vanity unit underneath, toilet, bath with shower over, wall mounted vanity unit, sliding timber door, Velux window.

### External

## Rear



Stone outbuilding, parking, path with shared access to divorced garden.

## Parking



Space for at least 1 car to rear aspect.

## Garden Studio



Sturdy timber garden studio with fitted carpet, light and power, 3 double glazed windows and timber double doors to garden.

## Divorced Patio Garden

Enclosed tiered patio garden with sandstone paving and established flower beds and garden studio.

## 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

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## FLOOR PLANS

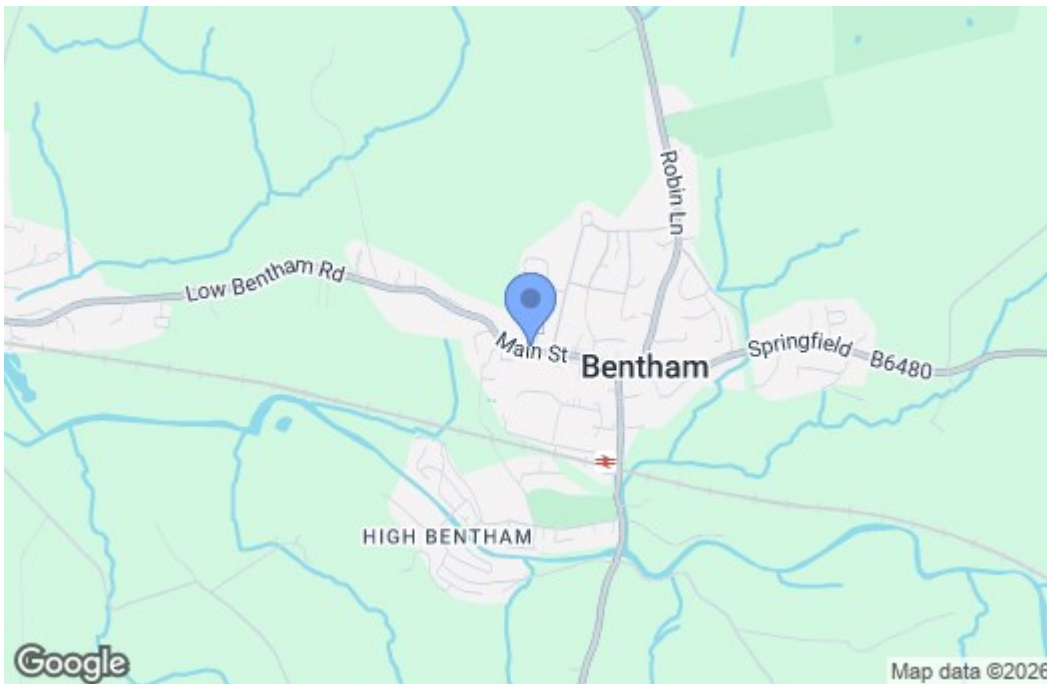
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

# Floor Plan



Total area: approx. 72.0 sq. metres (775.5 sq. feet)

## Area Map



## Energy Efficiency Graph

