FISHER HOPPER
ESTATE AGENTS

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Keepers Cottage Four Ends Lane To Bentham Road, High Bentham, LA2 7EX

£297,500

A rare opportunity to acquire a substantial stone-built semi-detached barn conversion in a superb rural setting. The property has completed the initial phase of conversion works, including the external shell, windows, doors and floor structures, offering buyers the chance to finish the interior to their own style and specification. Approved plans provide for a spacious three-bedroom home with open-plan living, private parking and an enclosed rear seating area, making it ideal for families, retirees seeking a countryside project, or developers.

Property Description

An exciting opportunity to acquire a substantial stone-built semi-detached barn conversion, set within a superb rural location approximately 1.5 miles from the popular market town of High Bentham.

The property has undergone the initial phase of conversion works and now offers purchasers the chance to complete the project to their own specification, style and requirements.

The external shell of the building, including doors and windows, together with the ground and first floor structures, has been completed in accordance with the approved planning consent. Whilst an approved layout is in place, there remains flexibility for buyers to adapt the internal arrangement to suit their individual needs, subject to any necessary consents.

The approved plans provide for an entrance hall, utility room and spacious open-plan kitchen/living area to the ground floor, with three double bedrooms, including a principal bedroom with en-suite facilities, and a house bathroom to the first floor.

Externally, the property benefits from a private gravelled parking area to the front and an enclosed seating area to the rear.

The property will appeal to a range of purchasers including family buyers seeking a bespoke countryside home, early retired moving into area and looking for a project, and developers alike.

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.

Property Information

Tenure: Freehold
Council Tax Band: TBC
EPC Rating: TBC
Mains: Electric & Water
Drainage: New private treatment plant
Broadband: B4RN available not connected

Ground Floor





Consisting of entrance hall, cloakroom, open plan sitting / dining / kitchen.

First floor





The first floor is designed to offer landing, three bedrooms, one with ensuite and a bathroom.

External



Parking area to front with private sitting area to the rear.

Planning Details

The barn has full planning permission granted from Craven District Council dated December 2018 for partial demolition and reconstruction of existing barn including new roof to form two dwellings. A variation was subsequently granted dated 26 April 2021 for application to vary Condition 11 (windows and doors) of planning approval dated December 2018.

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 £30.00 (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



Total area: approx. 125.5 sq. metres (1350.4 sq. feet)
Keepers Cottage, High Bentham

Area Map



Energy Efficiency Graph

