



## **Beckfoot Robin Lane, Bentham, LA2 7AQ**

### **Offers In The Region Of £340,000**

A spacious well presented semi detached bungalow on the edge of High Bentham enjoying views over open countryside and Ingleborough. With two good size bedrooms and plenty of living space including large kitchen diner, sitting room and orangery.

The property also benefits from large and meticulously maintained garden with terrace and patio area, garage, sheds and off road parking.



## Property Description



Beckfoot is a superb semi-detached bungalow on a generous plot enjoying views over open countryside and Ingleborough in the distance. The accommodation consists of entrance hall, sitting room, orangery, kitchen diner, rear vestibule, two bedrooms, one with en-suite shower room, and family shower room. Externally there is a beautifully maintained garden with lawn, established plants and trees, patio areas making the most of the views, substantial sheds and greenhouse. With garage and ample parking.

Welcome to Beckfoot, an exquisite semi-detached bungalow occupying a spacious plot, offering captivating views of the serene countryside with the silhouette of Ingleborough gracing the horizon.

Step inside to discover a thoughtfully designed layout comprising an inviting entrance hall, a sitting room, an airy orangery, a modern kitchen diner, a convenient rear vestibule, two double bedrooms—one with an en-suite shower room—and a stylish family shower room.

Outside, Beckfoot boasts a meticulously manicured garden, with lawn, flourishing plants, and mature trees. Multiple patio areas beckon you to unwind while enjoying the scenery, while substantial sheds and a greenhouse offer space for gardening enthusiasts.

Completing the property, a garage and ample parking for two to three cars.

## Property Information

Freehold

Council tax band C

EPC D

Mains water, shared septic tank and electric with solar panels.

Solid fuel heating

## High Bentham Location

High Bentham is a thriving market town with a good range of shops, bars and takeaways. There's a good primary school, surgery and train station on the Leeds/Lancaster line.

Within the catchment for excellent secondary options at QES, Kirkby Lonsdale and Settle College, both these market towns have Booths supermarkets and a selection of independent shops. Kendal and Lancaster are around 30 minutes in the car, with access to the M6.

Bentham is located on the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, with the Yorkshire Dales, Lake District and Morecambe Bay providing great days out in stunning scenery.

## Entrance Hall 6'9" x 9'3" (2.06m x 2.84m)



Fitted carpet, radiator, electric wall mounted heater, cupboards housing consumer unit and meter, two double glazed windows to front aspect, UPVC door to front aspect.

## Sitting Room 17'3" x 10'9" (5.28m x 3.30m)



Fitted carpet, two radiators, fireplace with stove, double doors to orangery, double glazed window to front aspect.

**Orangery 7'10" x 13'1" (2.40m x 4.00m)**



Wood effect laminated flooring, two electric wall mounted electric heaters, UPVC patio doors to front, two double glazed windows to rear aspect with views over garden and open countryside.

**Kitchen Diner 24'8" x 13'8" (7.53m x 4.18m)**



Tiled floor, two radiators, exposed beams, built in cupboards, Rayburn with boiler, modern fitted kitchen with range of dove grey gloss base units, integrated Neff appliances including; induction hob with extractor hood, oven, and microwave, space for under counter fridge, space for slim dishwasher, washing machine, 1.5 drainer sink, double glazed windows to front, back and side aspects.

**Rear Vestibule 5'6" x 5'2" (1.68m x 1.59)**

Tiled floor, fitted cupboards, access to underfloor storage, door to side aspect.

**Bedroom One 12'5" x 8'5" (3.80m x 2.57m)**



Fitted carpet, radiator, double glazed window to rear aspect with views over garden and open countryside, fitted wardrobes, fireplace, en-suite shower room.

**En-Suite 4'6" x 8'5" (1.38m x 2.57m)**



Vinyl flooring, shower cubicle, toilet, wash basin with vanity unit, heated towel rail, extractor fan, double glazed window with textured glass.

**Bedroom Two 10'2" x 9'3" (3.11m x 2.84m)**



Fitted carpet, radiator, double glazed window to rear aspect with views over garden and open countryside, fitted wardrobes.

**Shower Room 5'10" x 6'1" (1.79m x 1.87)**



Tiled floor, shower cubicle, toilet, was basin with vanity unit, heated towel rail, extractor fan, double glazed window with textured glass.



### Under floor Storage

Large dry under floor storage space under kitchen and Orangery, accessed from the rear vestibule and Orangery.

### External

#### Front



Shared private drive leading to parking to the side of Beckfoot.

### Garden



A generous and meticulously kept garden with established plants and trees, large patio areas on two levels, area of lawn.

### Parking



Off road parking for two to three cars.

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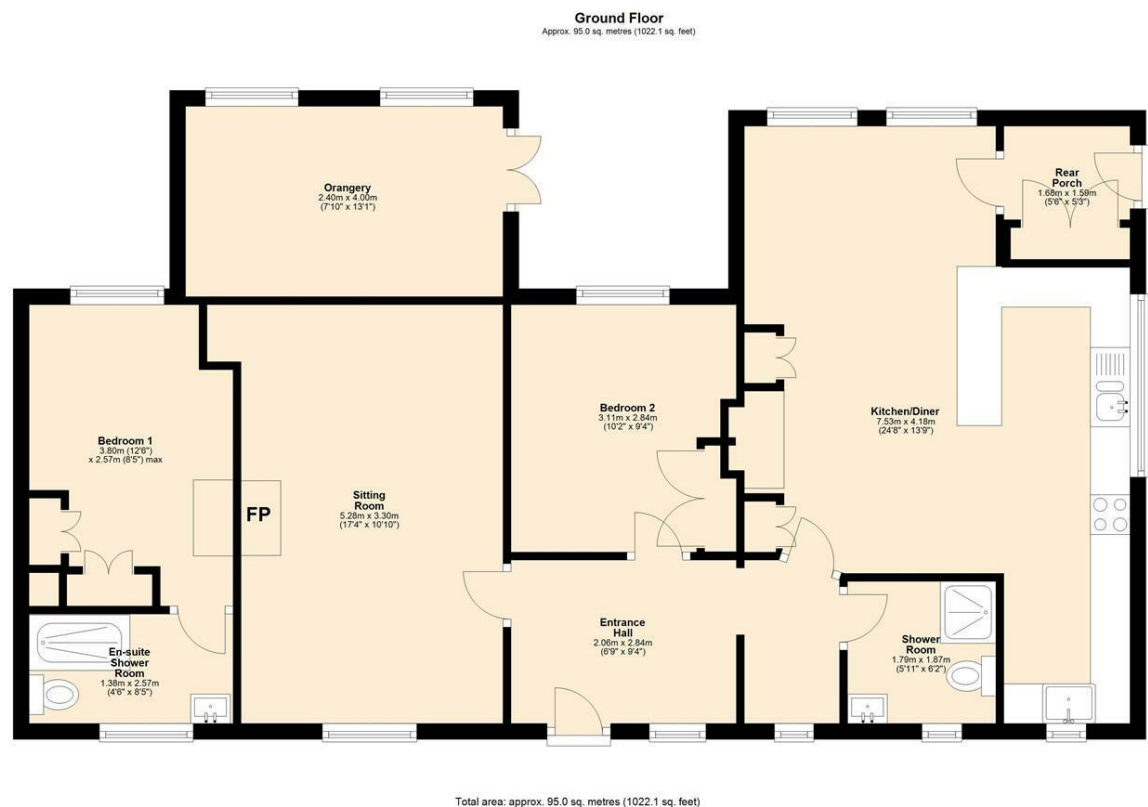
The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

### FLOOR PLANS

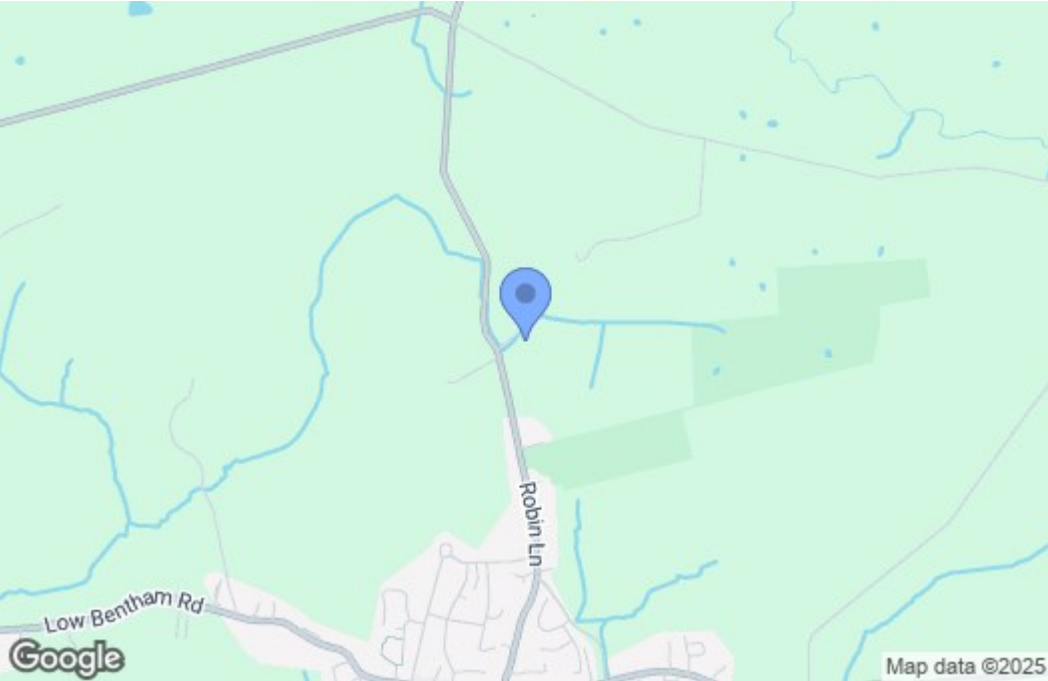
Please note, floor plans are not to scale and

are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Area Map



Energy Efficiency Graph

