HOUSECLUB
ESTATE AGENCY

3 High Croft, Bentham, Lancaster, LA2 7FE

Offers over £300,000

While there is life there is hope

Inside The Home

The property is entered via a welcoming Entrance Hall, with a stylish ground floor WC installed approx. 8 years ago, a built in store cupboard and stairs leading to the first floor. An elegant Living Room provides the perfect backdrop for both relaxation and entertaining. Centred around a living flame gas fireplace, this spacious room boasts fitted storage solutions with decorative shelving, as well as premium Karndean flooring extending throughout the ground floor. To the rear, a large open-plan bespoke handmade Kitchen Diner forms the heart of the home, installed approx. 7 years ago. Featuring a range of high-quality wall and base units, with complementary butchers block wooden worktops and integrated appliances including a five ring gas hob with an extractor above, two high rise ovens, a microwave, an American fridge freezer and a wine fridge, as well as plumbing for a dishwasher. A generous Dining area provides ample space for Sunday roasts and get togethers with loved ones, with direct access to the rear secure garden.

To the first floor, the fabulous home continues to impress. Three double Bedrooms provide ample space for any growing family, with the two principal bedrooms benefitting from large built-in wardrobes, offering excellent storage. A luxurious four-piece Bathroom installed in 2025, offers a spa-like retreat, with a large walk-in shower with superior waterfall shower head and a freestanding oval bath, perfect for long soaks after a busy day. Complemented by stylish metro tiling and gold accents, this room is a true show stopper. With a built in store cupboard housing a gas central heating boiler, installed in 2025 and access to a part boarded loft space.

Combining characterful barn-style architecture with modern living and immaculate presentation, this superb home represents a rare opportunity to acquire a semi-rural family home in a vibrant, well connected village.

Let's Take A Closer Look At The Area

Situated between the Yorkshire Dales National Park and the Forest of Bowland (Area of Outstanding Natural Beauty), Bentham enjoys spectacular scenery, making it a popular location for walkers, cyclists and outdoor enthusiasts. This idyllic village benefits from a strong sense of community and an excellent range of local amenities, including independent shops, cafes, traditional pubs, convenience shops, a highly regarded primary and local secondary schools, as well as excellent local transport links including its own railway station on the Leeds–Morecambe line, perfect for commuters.

Let's Step Outside

Externally, the property enjoys off-road block-paved parking for two vehicles to the front. To the rear, a generous south-facing, enclosed garden provides the perfect backdrop for socialising with loved ones. Predominantly laid to lawn with attractive planted borders and a large patio area providing ample space for alfresco dining and summer BBQ’s. A handy wooden store area provides plumbing for a washing machine and space for a tumble dryer.

Located at the rear of the garden, a large wooden studio gives this home an extra WOW factor. Constructed in 2022, this versatile timber studio currently incorporates a bar and gym area, offering endless possibilities for home working, leisure or recreation. With sliding doors with acoustic glazing and karndean flooring, as well as a covered seating area with outdoor heating. A handy storage room provides a well needed secure outdoor storage area, with light and power. This property boasts exceptional views across the surrounding countryside towards Ingleborough from both the front and rear. Simply superb.

Services

The property is fitted with a modern gas central heating installed in 2025, and has mains electric, mains gas, mains water and mains drainage.

Tenture

The property is Freehold. Title number: NYK289223.

Council Tax Band

This home is Band C under North Yorkshire Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

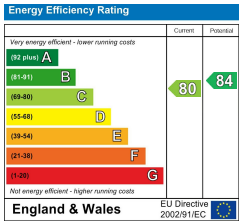
View online or for more information contact our office for details.

Please Note:

A family member of this property is an employee of Houseclub Estate Agency.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase

Total Area: 133.2 m² ... 1433 ft²



Tel: 01524 771888
Email: info@houseclub.co.uk
www.houseclub.co.uk

Your Award Winning Houseclub

THE ESTAS ESTATE AGENT AWARDS 2017 — BEST IN COUNTY — LANCASHIRE

THE ESTAS ESTATE AGENT AWARDS 2017 — GOLD WINNER — NORTH WEST (Cumbria, Lancashire)

THE ESTAS ESTATE AGENT AWARDS 2018 — BEST IN COUNTY — LANCASHIRE

THE ESTAS ESTATE AGENT AWARDS 2018 — GOLD WINNER — NORTH WEST (Cumbria, Lancashire & Merseyside)

THE ESTAS ESTATE AGENT AWARDS 2019 — BEST IN COUNTY — Houseclub Estate Agents, Lancashire

THE ESTAS ESTATE AGENT AWARDS 2019 — GOLD WINNER — NORTH WEST (CUMBRIA, LANCASHIRE & MERSEYSIDE), Houseclub

THE ESTAS ESTATE AGENT AWARDS 2020 — BEST IN COUNTY — Houseclub Estate Agents, Lancashire

THE ESTAS PEOPLE AWARDS 2020 — HIGHLY COMMENDED — JOHN HARRISON, Houseclub

THE ESTAS ESTATE AGENT AWARDS 2020 — GOLD WINNER — NORTH WEST (CUMBRIA & LANCASHIRE), Houseclub

ESTAS ★★★★★ AWARDS 2021 — BEST IN COUNTY — SALES, Houseclub Estate Agency, Lancashire

ESTAS ★★★★★ ESTATE AGENT AWARDS 2021 — GOLD WINNER — NORTH WEST (NORTH), Houseclub Estate Agency

ESTAS ★★★★★ AWARDS 2022 — BEST IN COUNTY — SALES, Houseclub, Lancashire

BRITISH PROPERTY AWARDS 2022 ★★★★★ — GOLD WINNER — ESTATE AGENT IN LANCASTER

BRITISH PROPERTY AWARDS 2022 ★★★★★ — GOLD WINNER — ESTATE AGENT IN NORTH WEST (LANCASHIRE)

ESTAS ★★★★★ ESTATE AGENT AWARDS 2022 — GOLD WINNER — NORTH WEST (NORTH), Houseclub

ESTAS ESTATE AGENT AWARDS 2023 ★★★★★ — GOLD WINNER — NORTH WEST (NORTH), HOUSECLUB

ESTAS ESTATE AGENT AWARDS 2024 ★★★★★ — GOLD WINNER — NORTH WEST (NORTH), HOUSECLUB ESTATE AGENCY

ESTAS AWARDS 2024 ★★★★★ — BEST IN COUNTY — SALES, HOUSECLUB ESTATE AGENCY, LANCASHIRE

BRITISH PROPERTY AWARDS 2024 ★★★★★ — GOLD WINNER — ESTATE AGENT IN LANCASTER

BRITISH PROPERTY AWARDS 2025 ★★★★★ — GOLD WINNER — ESTATE AGENT IN LANCASTER

ESTAS25 ESTATE AGENT AWARDS ★★★★★ — GOLD WINNER — NORTH WEST (NORTH), HOUSECLUB ESTATE AGENCY

ESTAS25 BEST ESTATE AGENT OFFICE IN THE UK ★★★★★ — SILVER WINNER — HOUSECLUB ESTATE AGENCY

ESTAS25 ★★★★★ — BEST IN COUNTY — SALES, HOUSECLUB ESTATE AGENCY, LANCASHIRE

HOUSECLUB ESTATE AGENCY

Tel: 01524 771888
Email: info@houseclub.co.uk
www.houseclub.co.uk