



**MOUNT VIEW, BURTON ROAD, LOW BENTHAM**  
**£760,000**



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## **MOUNT VIEW, BURTON ROAD, LOW BENTHAM, LANCASTER, LA2 7ER**

Superb and substantial 4-bedroom stone-faced detached residence, located in a fantastic location offering approximately 230 metres square (including garage).

Accommodation laid over 2 floors.

In an enviable position on the edge of Low Bentham village standing on a large level plot with large rear patio/entertaining area, ample off-street parking and double garage.

Pleasant open views across rolling countryside.

Architecturally designed with free-flowing design and a good eye for detail and covered by 10-year builder's guarantee insurance.

Constructed to a high standard and specification by reputable local building company.

Quality fixtures and fittings throughout including upvc double glazed windows and doors. Gas fired central heating including under floor heating.

Spacious, well equipped, modern Howden's kitchen with integral appliances and modern design. Modern house bathroom and ensuite fittings.

Low Bentham is a popular rural village on the edge of the Yorkshire Dales National Park and the Forest of Bowland - an area of outstanding natural beauty.

Situated 1.5 miles from the market town of High Bentham. High Bentham has all local amenities including independent shops, pubs and cafes and a railway station with links to Lancaster, Skipton, and Leeds.

### **ACCOMMODATION COMPRISES:**

#### **Ground Floor:**

Entrance Hall, Living Room, Kitchen/Dining Room, WC, Utility Room.

#### **First Floor:**

Landing, 4 Bedrooms, 1 Ensuite, House Bathroom.

#### **Outside:**

Driveway Parking, Attached Double Garage, Rear Patio, Mature Gardens with Fenced Boundaries.

### **ACCOMMODATION:**

#### **GROUND FLOOR:**

##### **Entrance Porch:**

Covered entrance with upvc part glazed external entrance door, and side panels.





### Entrance Hall:

10'3" x 9'0" (3.12 x 2.74)

With feature oak return open tread staircase with glass balustrades up to the first floor, oak flooring, access to principal rooms.



### Living Room:

14'09 x 25'5" (4.49 x 7.74)

Spacious room with oak flooring and under floor heating, feature fireplace with wall mounted remote controlled gas fire, upvc double glazed sliding doors with side panels leading out on to entertaining area, pocket/sliding doors through to kitchen dining room, large upvc double glazed picture window to the front with views.



### Kitchen/Dining Room:

16'10' x 21'10" (5.13 x 6.65)

Spacious kitchen with extensive range of modern Howdens kitchen base units with complementary worksurfaces, wall units, sink with mixer taps, Island unit with integral hob and pop-up extractor, integral appliances including dishwasher, full height fridge and full height freezer, double oven, fantastic views from double doors with side panels out towards Ingleborough, oak flooring with under floor heating.





### Utility Room:

11'02" x 6'03" (3.40 x 1.90)

With plumbing for washing machine and dryer, base units with complementary work surfaces, gas central heating boiler, sink with mixer taps, upvc double glazed window, access through to the garage.



### WC:

4'09" x 3'10" (1.44 x 1.16)

With WC, wash hand basin, upvc double glazed window, oak flooring.



### GROUND FLOOR:

#### Landing:

13'0" x 9'01" (4.57 x 2.76)

Galleried landing with access to 4 bedrooms and house bathroom, upvc double glazed windows to the front.

#### Bedroom 1:

16'08" x 11'10" (5.08 x 3.60)

Double bedroom to the rear, upvc double glazed double doors with Juliet balcony with stunning views over open countryside towards Ingleborough, tall radiator, pocket/sliding doors to bedroom 3.







### **Ensuite Shower Room:**

9'03" x 4'10" (2.81 x 1.47)

With 3-piece bathroom suite comprising shower enclosure with drencher shower over off the system, free standing basin, WC, upvc double glazed window, tiled walls and tiled floors, radiator.



### **Bedroom 2: to the rear**

12'10" x 14'11" (3.91 x 4.54)

Double bedroom, with two upvc double glazed windows with views, and radiator.

### **Bedroom 3: to the front**

11'11" x 11'03" (3.63 x 3.42)

With large upvc double glazed picture windows to the front, with views, pocket/sliding doors through to bedroom 1, tall radiator.



### **Store Cupboard:**

Useful storage space.

### **Bedroom 4: to the front.**

9'07" x 8'03" (2.92 x 2.51)

With two upvc double glazed windows, and radiator.





### House Bathroom:

9'07" x 7'07" (2.92 x 2.31)

Very well-appointed bathroom with free standing bath with side taps, shower enclosure with drencher shower off the system, double sink vanity sink unit with wall mounted mirror, WC, tiled walls and tiled floor, radiator, upvc double glazed window.



### OUTSIDE:

#### Double Garage:

19'05" x 16'09" (5.91 x 5.10)

With side door access into the main house and electrically operated remote garage door, upvc double glazed window, power and light, and rear access out onto garden pitched slate roof.



#### Front:

Driveway paved parking to the front, and side.







### **Rear:**

Rear patio and paths are Spanish Porcelain Anthracite complemented with golden gravel borders. Fenced boundaries with stunning views over rural countryside.



### **Directions:**

Leave the Bentham office down Main Street towards Low Bentham, at Low Bentham take the right turning at the Sundial Pub on to Burton Road. Follow Burton Road, up and around towards Burton in Lonsdale, half way up the hill leaving Low Bentham, Mount View is on the Right-hand side. A For Sale Board is erected.

### **Tenure:**

Freehold with vacant possession on completion.

### **Services:**

All mains' services are connected to the property.

### **Viewing:**

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

### **Purchase Procedure:**

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

### **Marketing:**

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

**N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.**

**N.B.** No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.





**N.B.** Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

**Local Authority:**  
 North Yorkshire Council  
 1 Belle Vue Square  
 Broughton Road  
 SKIPTON  
 North Yorkshire  
 BD23 1FJ

Council Tax Band “

Predicted Energy Assessment		SAP	
Plot North of Fern House LA2 7ER	Dwelling type: Date of assessment: Produced by: Total floor area:	Detached House 04 May 2022 Alexander Cottrell 181.91 m <sup>2</sup>	
<p>This is a Predicted Energy Assessment for a property which is not yet complete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, an Energy Performance Certificate is required providing information about the energy performance of the completed property.</p> <p>Energy performance has been assessed using the SAP 2012 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.</p>			
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(85-91) B</p> <p>(80-84) C</p> <p>(75-79) D</p> <p>(70-74) E</p> <p>(65-69) F</p> <p>(61-64) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(82 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(58-68) D</p> <p>(39-57) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

GROUND FLOOR  
1506 sq.ft. (139.9 sq.m.) approx.



1ST FLOOR  
985 sq.ft. (91.5 sq.m.) approx.



TOTAL FLOOR AREA : 2491 sq.ft. (231.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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