



BURBLES GILL, MEWITH, LANCASTER
£525,000





BURBLES GILL, SLAIDBURN ROAD, MEWITH, BENTHAM, LANCASTER, LA2 7DL

Superb, 3 bedroomed detached rural residence, located in the most stunning position, with open moors to the front and fields to the rear.

Outstanding distant views all around, including direct views across towards Ingleborough.

Spacious well-presented accommodation laid over two floors with well-planned layout. Light and airy rooms with majority upvc double glazed windows and solid fuel heating.

Standing within large, well-tended gardens with parking for several vehicles. Detached garage plus additional large, detached shed/workshop.

The property was constructed by the current owners in 1989 and is only being sold due to downsizing.

Fantastic family "lifestyle" home, which must be viewed to fully appreciate the size, layout, and position.

The first thing you will notice when visiting this property is the 'silence', which is very rare today.

Sitting on the moor approximately 1½ mile from the centre of High Bentham, where there are all local amenities, within the Forest of Bowland Area of Outstanding Beauty.

ACCOMMODATION COMPRISES:

Ground Floor:

Covered Entrance, Hallway, Cloakroom, Through Lounge, Dining Room, Breakfast Kitchen, Living Room, Study.

First Floor:

Landing, 3 Bedrooms, House Bathroom, Playroom.

Outside:

Forecourt Parking for Several Vehicles, Detached Garage/Workshop, General Building/Workshop, Extensive Gardens.

ACCOMMODATION:

GROUND FLOOR:

Covered Entrance Area:

8'1" x 4'4" (2.46 x 1.32)

Sloping ceiling, glazed sides, bench.

Vestibule:

3'8" x 4'5" (1.12 x 1.35)

External door, glazed inner door, tiled floor.





Entrance Hall:

10'1" x 12'4" (3.07 x 3.76)

plus 4'3" x 6'8" (1.29 x 2.03)

Cloaks cupboard, return staircase to the first floor, radiator, coved ceiling.



Study:

6'1" x 8'10" (1.85 x 2.69)

Double glazed wood window, views, and radiator.



WC/Cloaks Cupboard:

4'1" x 3'5" (1.24 x 1.04)

Double glazed window, WC, radiator, wash hand basin, tiled walls to dado.



Lounge:

24'3" x 12'5" (7.40 x 3.78)

Good sized light and airy through room, "Hunter" multifuel stove on flagged hearth providing heating and hot water, upvc double glazed door/window to the rear with access to the garden, 2 upvc double glazed sable windows, upvc double glazed window to the front, 2 radiators, coved ceiling.





Lounge:



Breakfast Kitchen:

15'5" x 12'3" (4.70 x 3.73)

Range of modern kitchen base units with complementary worksurfaces, breakfast bar, wall cupboards, cooker point of Calor gas bottles with extraction hood over, large doored store cupboard, stainless steel sink, plumbing for washer, large upvc double glazed window, radiator.



Dining Room:

9'0" x 12'3" (2.74 x 3.73)

Upvc double glazed window, radiator, large built-in cupboard.





Living Room:

9'1" x 16'0" (2.77 x 4.88)

Upvc double glazed door/window to the front, timber double glazed window, radiator.



Store:

14'0" x 6'0" (4.27 x 1.83)

Slate style rear entrance door, timber double glazed window, shelved walls.

FIRST FLOOR:

Landing:

Access to master bedroom, house bathroom, and playroom, access through to two further bedrooms, Velux roof light, loft access.



Bedroom 1:

21'5" x 12'6" (6.53 x 3.81)

Large double bedroom, Velux rooflight, eaves storage, upvc double glazed gable window, radiator.





House Bathroom:

3-piece white bathroom suite comprising bath with electric shower over, pedestal wash hand basin, WC, Velux rooflight, reduced eaves, cylinder cupboard with factory insulated cylinder/immersion heater, radiator.



Playroom:

10'5" x 12'3" (3.17 x 3.73)

Access to bedrooms 2 and 3, Velux rooflight, reduced eaves, radiator.



Bedroom 2:

18'7" x 9'1" (5.66 x 2.77)

Double bedroom, upvc double glazed gable window, radiator, eaves storage.





Bedroom 3:

7'6" x 12'3" (2.29 x 3.73)

Double bedroom, Velux rooflight, eaves storage, radiator.



OUTSIDE:

The property is approached off the highway via a track, maintenance of which is shared with two other properties.



Parking/forecourt area to the front with parking for several vehicles.



Detached Stone Faced Garage/Workshop:

12'3" x 20'5" (3.73 x 6.22)

plus 10'0" x 6'8" (3.05 x 2.03)

Double timber doors to the front, side access door, power, and light,





Second General Store/Workshop:

13'9" x 9'1" (4.19 x 2.77) plus 25'0" x 19'9" (7.62 x 6.02)



Extensive walled gardens to the sides and rear, mature lawns, shrubs etc patio area, greenhouse.



Directions:

Leave the Bentham office down Station Road, then up Summer Hill to the Green Smithy crossroads, go straight across up to the cattle grid at the start of the moor. Go immediately left approximately 100 yards, Burbles Gill is on the left-hand side, a for sale sign is erected.



Tenure:

Freehold with vacant possession on completion.

Services:

Mains electric, private septic tank drainage (in paddock), solid fuel central heating.

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 appliances or solid fuel stoves 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:

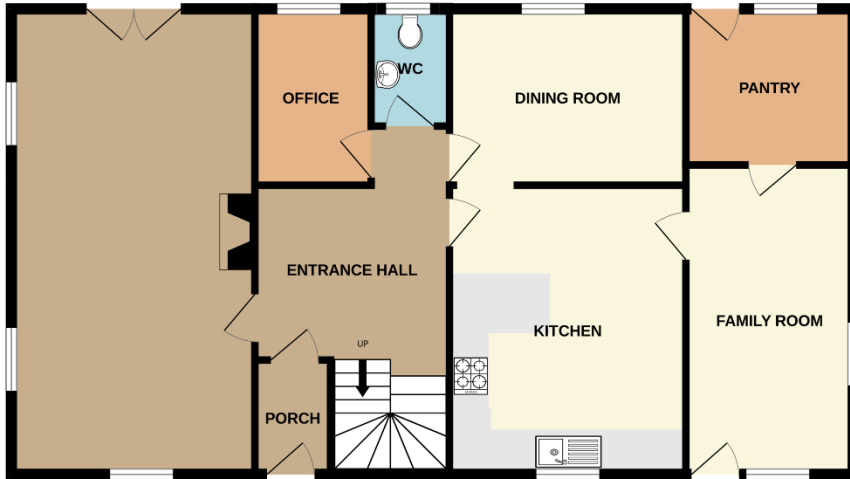
North Yorkshire County Council (Craven area)
1 belle Vue Square
Broughton Road
Skipton
B23 1FJ

Council Tax Band E

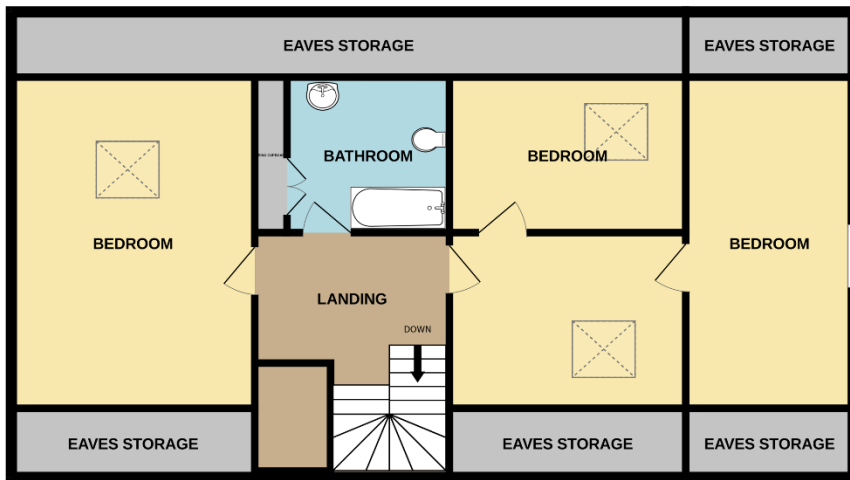
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



GROUND FLOOR
1066 sq.ft. (99.0 sq.m.) approx.



1ST FLOOR
1072 sq.ft. (99.6 sq.m.) approx.



TOTAL FLOOR AREA : 2138 sq.ft. (198.6 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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