



BEEHIVE COTTAGE, DUKE STREET, HIGH BENTHAM

£199,950





BEEHIVE COTTAGE, DUKE STREET, HIGH BENTHAM, LA2 7HT

Fantastic one bedroomed, stone-built end cottage style listed property located in a convenient position approximately 800 yards from the centre of town.

Characterful accommodation with many interesting original features evident, such as beamed ceiling, exposed stone walls, some mullioned windows and flagged flooring.

Very well maintained and presented throughout ready for immediate occupation with gas fired central heating and multi-fuel stove in superb feature inglenook fireplace.

Currently used as a holiday cottage with proven record, but would make an ideal first-time buyers' property, holiday/second home or investment.

Large enclosed tended gardens with mature shrubs.

The property also benefits from a good-sized private parking, turning area to the rear of the property and single garage.

Unique property which needs to be viewed to be fully appreciated.

High Bentham is a popular market town set amid scenic countryside on the edge of Bowland Area of Outstanding Beauty with in striking distance of the Yorkshire Dales National Park and the Lake District and Morecambe Bay.

The town has all local amenities such as independent shops, pubs and cafes, primary school, town hall, surgery and railway station, with further amenities in Settle 10 miles and Lancaster 12 miles.

ACCOMMODATION COMPRISES:

Ground Floor:

Lounge, Kitchen

First Floor:

Landing, Bedroom, Shower Room

Outside

Rear/Side Gardens, Private Parking Area, Garage

ACCOMMODATION:





GROUND FLOOR:

Lounge:

12'8" x 15'2" (3.86 x 4.62)

Large room with beamed ceilings, leaded secondary glazed window, flagged flooring, 2 double glazed windows, multi fuel stove within ornate stone Inglenook fireplace with bread oven, staircase to the first floor, exposed stone, understairs store cupboard, 2 radiators, side external entrance door, access to the kitchen, shelved recess.



Kitchen:

16'1" x 7'8" (4.90 x 2.33)

Range of kitchen base units with complementary worksurfaces, 1½ bowl sink with mixer taps, 3 double glazed windows, oak beams, open ceiling with exposed timbers, electric oven, gas hob, gas fired central heating boiler, plumbing for washer, exposed stone wall, radiator, space for table, flagged floor.



FIRST FLOOR:

Landing:

10'4" x 8'2" (3.15 x 2.48)

Spacious area with access to bedroom and shower room, open ceiling, exposed roof timbers plus truss, radiator, secondary glazed leaded mullioned window, metal balustrade.



Bedroom 1:

7'9" x 13'0" (2.36 x 3.96)

Double bedroom, double glazed gable window, built in cupboard, radiator, open ceiling, exposed roof timbers, boarded internal door



Shower Room:

4'5" x 8'0" (1.34 x 2.43)

Shower enclosure with shower off the system, WC, vanity wash hand basin, roof light, open ceiling, exposed timbers, radiator.



OUTSIDE:

Accessed off Duke Street.

Good sized, rear private parking and turning area.

Superb walled private garden, mature shrubs, gravelled area, paved patio, barbecue, mature trees.



**Garage:**

16'3" x 9'2" (4.95 x 2.79)

Up/over door, power and light.

AGE:

1669

Directions:

Leave the Bentham Office and turn left down Main Street, 400 yards turn left onto Duke Street and Beehive Cottage 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.

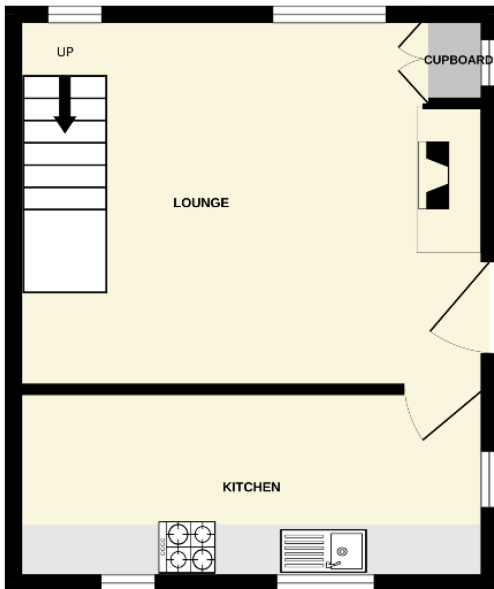
Local Authority:

North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

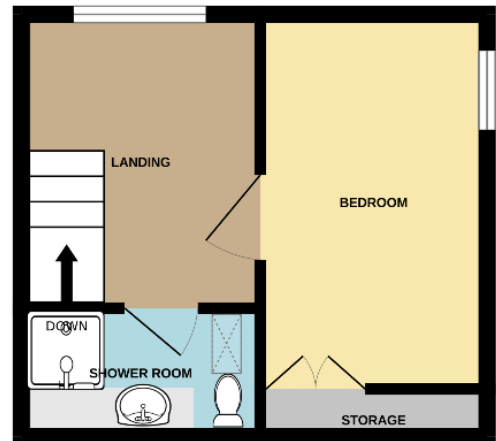
Beehive Cottage 4 Bentham Old Hall Cottages Duke St High Bentham LA2 7HT		Energy rating E	
Valid until 7 October 2034		Certificate number 8890-4644-0122-4007-3043	
Property type		End-terrace house	
Total floor area		48 square metres	



GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR
228 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA: 539 sq.ft. (50.0 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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