



15 HIGH CROFT, HIGH BENTHAM

£395,000



▲ ESTATE AGENTS ▲ VALUERS ▲ www.neilwrightestateagents.co.uk ▲



15 HIGH CROFT, HIGH BENTHAM, LANCASTER, LA2 7FE

A substantial, stone-faced 4 bedroom detached home, situated in an enviable cul-de-sac position within a sought-after residential development on the edge of High Bentham. Set amidst large mature gardens including a south facing rear garden. This beautifully presented property offers spacious, well planned living accommodation, ideal for modern family life.

The property benefits from upvc double glazing, gas fired central heating, modern finishes throughout, and off-street parking with an external electric vehicle charging point.

High Bentham is a thriving and popular market town, surrounded by scenic countryside on the edge of the Forest of Bowland AONB, with a wide range of local amenities such as independent shops, pubs, cafes, church, primary school and doctors' surgery.

The railway station has direct links to Lancaster (12 miles), and Skipton (20) miles. There is excellent walking, cycling and outdoor opportunities nearby.

This spacious and well-appointed family home must be viewed to fully appreciate the layout, setting and quality of accommodation on offer.

ACCOMMODATION COMPRISES:

Ground Floor:

Covered Entrance, Entrance Hall, WC/Cloaks, Lounge, Kitchen/Dining Room, Sun Room, Utility Room.

First Floor:

Landing, Bedroom 1, Ensuite Shower Room, Three Further Bedrooms, House Shower Room.

Outside

Attached Garage, Driveway, Gardens.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

15'4" x 4'10" (4.67 x 1.47) inclusive of staircase. Wide and welcoming entrance with staircase to the first floor, understairs storage, laminate flooring, coved ceiling, and radiator.





Cloakroom/WC:

5'6" x 3'2" (1.67 x 0.96)

Low flush WC, wash basin, tiled walls and flooring, radiator, and upvc window.



Lounge:

18'0" x 15'3" (5.48 x 4.64)

Spacious with mullioned window to the front, stone fireplace with flame effect gas fire, laminate flooring, coved ceiling, radiator, and glazed double doors to the kitchen/dining area.



Kitchen/Dining Room:

Kitchen Area:

11'9" x 9'4" (3.58 x 2.84)

Modern base and wall units, solid oak worktops, dual fuel range cooker with extractor, ceramic sink, integrated dishwasher, tiled flooring.



Dining Area:

11'10" x 11'9" (3.60 x 3.58)

Space for large dining table, French doors to side patio, laminate flooring, coved ceiling and access to the sun room and utility room.



Sun Room:

9'7" x 8'9" (2.92 x 2.66)

Upvc double glazed windows and side entrance door, electric heater, solid roof, with view to south facing and mature woodland gardens.





Utility Room: Off the kitchen

11'9" x 4'2" (3.58 x 1.27)

With worktops and units, plumbing for washing machine, tiled floor, wall units, and half glazed external door to rear.

FIRST FLOOR:

Landing:

Spacious and bright landing area with upvc gable window, loft access, radiator, and cupboard housing gas fired combination boiler.



Bedroom 1:

16'4" x 11'4" (4.98 x 3.45)

Large double bedroom with built in wardrobes, upvc window, radiator, and coved ceiling,



Ensuite Shower Room:

6'6" x 3'7" (1.98 x 1.09)

Shower enclosure with system fed shower, pedestal basin, WC, tiled floor, vertical radiator, and upvc window.





Bedroom 2: Rear

11'8" x 9'5" (3.56 x 2.87)

Double bedroom with views of the south facing garden, upvc window, radiator, and coved ceiling.



Bedroom 3: Rear

11'8" x 9'9" (3.55 x 2.97)

Another rear facing double bedroom with garden views, radiator and coved ceiling.



Bedroom 4: Front

9'4" x 8'1" (2.84 x 2.46)

Ideal as a single bedroom or home office. Includes upvc window, radiator, and coved ceiling.



House Shower Room:

7'8" x 6'2" (2.33 x 1.88)

Well-appointed with large drencher shower enclosure, pedestal wash basin, low flush WC, vertical radiator, tiled flooring, and upvc window.





OUTSIDE:

Attached Single Garage:

17'8" x 8'10" (55.38 x 2.69)

Attached single garage with up and over door, power, light and electric vehicle charging point located externally on the driveway for convenient access.



South facing rear garden with mature gardens to the front, side and rear, woodland garden with mature trees, side and rear patio, lawn area, mature shrubs etc. Private and well maintained, perfect for families and entertaining.





AGE:

Approximately 2004.

Directions:

Leave the Bentham office up the Main Street, on to Mount Pleasant turn left onto Butts Lane, then left on to the estate, left onto Low Croft then right onto High croft. No 15 is at the top of the cul-de-sac.

Tenure:

Freehold with vacant possession on completion.

Services:

All mains' services are connected to the property.

Internet/Mobile Coverage:

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage is available from 4 Providers.

The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	16 Mbps	1 Mbps	✓
Superfast	57 Mbps	10 Mbps	✓
Ultrafast	--	--	✗

Networks in your area - [Openreach](#)
Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.

⚠ You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area.
EE

Data last updated: May 2025, based on the latest data available to Ofcom.

Provider	Voice	Data
EE	Likely	Likely
Three	Likely	Likely
O2	Likely	Likely
Vodafone	Likely	Likely

⚠ 5G is predicted to be available around your location from the following provider(s): EE, O2, Vodafone. Please note that this predicted 5G coverage is for outdoors only. Please see the [outdoor map of available services](#) to compare coverage.

Flooding:

[Check for flooding in England - GOV.UK](#) shows that surface water flooding is very low risk, river and sea is very low risk and ground water flooding is unlikely in this area.

Surface water [More about your surface water flood risk](#)

Yearly chance of flooding

☒ Very low ☐ Low ☐ Medium ☐ High

Yearly chance of flooding between 2040 and 2060

☒ Very low ☐ Low ☐ Medium ☐ High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

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 'E'

Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- How this affects your energy bills
- Impact on the environment
- Steps you could take to save energy
- Who to contact about this certificate
- Other certificates for this property

Share this certificate

✉ Email

15 High Croft Bentham LANCASTER LA2 7FE		Energy rating C
Valid until 5 February 2035	Certificate number 6535-8522-2400-0246-6206	
Property type	Detached house	
Total floor area	140 square metres	



GROUND FLOOR
954 sq.ft. (88.6 sq.m.) approx.



1ST FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 1657 sq.ft. (153.9 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.
Made with Metropix ©2025



tpos.co.uk

Market Place

Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

settle@neilwrightestateagents.co.uk

King's Arms Buildings

15 Main Street High Bentham

Lancaster LA2 7LG

Tel: 015242 62458

bentham@neilwrightestateagents.co.uk

These particulars are intended only to give a fair description of the property as a guide to prospective purchasers accordingly, a) their accuracy is not guaranteed and neither Neil Wright Associates Ltd nor the vendor(s) accept any liability in respect of their contents, b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the accuracy of any statements or information in these particulars.