



KEEPERS COTTAGE, FOURLANDS, HIGH BENTHAM **£320,000**





KEEPERS COTTAGE, FOURLANDS, HIGH BENTHAM, LA2 7EX

Interesting opportunity to acquire a substantial stone built semi-detached barn conversion located within a superb rural setting approximately 1.5 miles from High Bentham in need of second phase.

The property is currently part converted leaving the potential purchaser to finish it off to their taste and style.

The external of the conversion including doors and windows, ground and first floor have been done in accordance with the approved plans, but the layout can be changed to suit the buyer's requirements.

Ideal property for a family buyer, investor or developer.

Approved layout shows ground floor entrance hall, utility room, and large open plan kitchen/living room with first floor three double bedrooms, one ensuite plus a house bathroom. Outside private gravelled parking area to the front, enclosed rear sitting area.

High Bentham is a popular market town located on the edge of the Bowland Area of Outstanding Natural Beauty within striking distance of the Yorkshire Dales National Park.

The town has a thriving community with all local amenities plus railway station with access to major centres such as Lancaster, Skipton etc.

ACCOMMODATION COMPRISES:

Ground Floor:

Entrance Hall, Cloakroom/WC, Open Plan Living/Dining, Kitchen.

First Floor:

Landing, 3 Double Bedroom, One Ensuite, House Bathroom.

Outside

Private Parking, Private Sitting Area.

ACCOMMODATION:

GROUND FLOOR:

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





FIRST FLOOR:

Landing, 3 bedrooms, 1 Ensuite, House Bathroom.



Outside:

Gravelled parking Area, Enclosed rear sitting area, Septic tank area.



Directions:

Leave the Bentham office up the Main Street, turn left on to Robin Lane. Proceed for approximately 1.5 miles to the crossroads, go left on Dumb Toms Lane, and Keepers Cottage is located on the right-hand side, adjacent to Fourlands House. A For Sale board is erected.

Tenure:

Freehold with vacant possession on completion.

Services:

Mains electric, water, new septic tank drainage.

Planning:

The barn has full planning permission from Craven District Council dated December 2018 for partial demolition and reconstruction of existing barn including new roof to form 2 dwellings. A Variation was subsequently granted dated 26th April 2021 for application to vary condition 11 (windows and doors) of planning approval dated December 2018.

Internet/Mobile Coverage:

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available it is not connected but B4RN is in the area, and mobile coverage is available.

Flooding:

[Check for flooding in England - GOV.UK](https://www.gov.uk/check-flood-risk) shows that flooding risk is very low.

**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. 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.

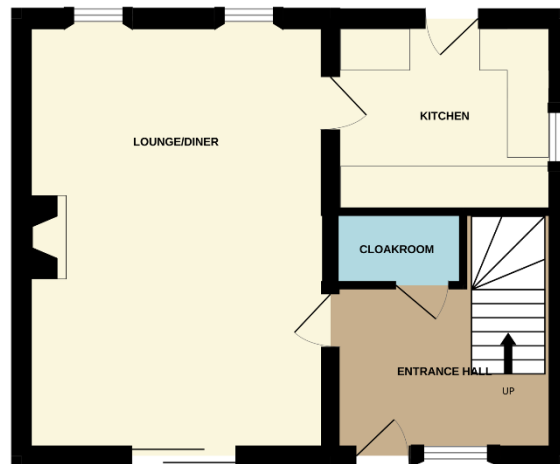
Local Authority:

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

Council Tax Band “



GROUND FLOOR



1ST FLOOR



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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