



8 STONEGATE COTTAGES, LOW BENTHAM

£185,000





8 STONEGATE COTTAGES, DOCTORS HILL, LOW BENTHAM, LANCASTER, LA2 7DY

A very well appointed two bedroom stone built character cottage, ideally located close to the centre of Bentham.

Well decorated and presented throughout, the property features gas fired central heating and upvc double glazed windows, and is offered with no onward chain, making it ready for immediate occupation.

Currently utilised as a holiday cottage, it would also make a perfect first home or second home/retreat. The cottage includes a number of attractive features, such as a good sized detached garden and stone built outbuilding providing useful storage space.

An internal viewing is highly recommended to fully appreciate the quality and space on offer.

Low Bentham is a popular village surrounded by beautiful countryside, located approximately 1 mile from High Bentham, which offers a wider range of amenities such as independent shops, doctors' surgery, primary school and railway station with regular services to Lancaster, Skipton and Leeds. The village itself has a village institute, church and two public houses, creating a friendly and welcoming community.

ACCOMMODATION COMPRISES:

Ground Floor:

Lounge, Kitchen, Dining Room, Utility Room

First Floor:

Landing, 2 Bedrooms, Bathroom

Outside:

Patio, Garden, Detached Stone Outbuilding

ACCOMMODATION:

GROUND FLOOR:

Lounge:

11'10" x 15'9" (3.60 x 4.80)

Good sized room with double glazed external entrance door, 2 double glazed windows, oak flooring, woodburning stove on a slate hearth, beamed ceiling, radiator, doored access to the first floor, access to the kitchen, dining room and utility room.





Kitchen:

7'0" x 9'1" (2.13 x 2.76)

Range of kitchen base units with complementary worksurfaces, wall units, tiled flooring, ceramic sink with mixer taps, electric built in oven, gas hob, extraction hood, space for fridge/freezer, access through to the dining room.



Dining Room:

5'6" x 10'10" (1.67 x 3.30)

3 windows, external upvc double glazed entrance door, tiled flooring, space for table and 2 radiators.





Utility Room:

6'7" x 6'8" (2.00 x 2.03)

Plumbing for automatic washing machine, shower enclosure with electric shower, WC, double glazed window, vertical radiator and gas fired central heating boiler.



FIRST FLOOR:

Landing:

5'6" x 10'0" (1.67 x 3.04)

Access to 2 bedrooms, upvc double glazed window, loft hatch and radiator.



Bedroom 1:

9'3" x 9'7" (2.81 x 2.92)

Double bedroom, double glazed window and radiator.



Bedroom 2:

9'10" x 10'3" (2.99 x 3.12)

Double bedroom, upvc double glazed window and radiator.





Ensuite Bathroom:

3-piece white bathroom suite comprising P shaped bath with shower over off the system, WC, vanity wash hand basin, upvc double glazed window, vertical radiator and tiled wall/flooring.



OUTSIDE:

Patio area to the rear, stream to the rear, detached garden with paved and gravelled area and mature shrubs with wooden garden shed.



**Stone Shed:**

8'1" x 9'10" (2.46 x 2.99)

Useful storage without power and light

AGE:

Pre 1850

**Directions:**

Enter Low Bentham village from High Bentham, turn right at the Sundial Inn onto Doctors Hill and number 8 Stonegate is located approximately 50 yards 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.

Internet/Mobile Coverage:

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

Flooding:

[Check for flooding in England - GOV.UK](#)

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

Yearly chance of flooding

Very low	Low	Medium	High
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Yearly chance of flooding between 2040 and 2060

Very low	Low	Medium	High
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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



Market Place

Settle

North Yorkshire BD24 9EJ

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King's Arms Buildings

15 Main Street High Bentham

Lancaster LA2 7LG

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