



3 Greenfoot Cottages, Greenfoot Lane, Low Bentham, LA2 7EQ **Price Guide £199,500**

A delightful 2 bedroom mid-terrace, character cottage of immense charm, located in the popular village of Low Bentham. Presented in good order throughout, the cottage is ideal for singles or couples, and is equally suitable as a holiday home or let, being a perfect base for great trips to the Yorkshire Dales, Forest of Bowland, Lake District and Morecambe Bay.

Benefitting from a lovely living room with log burner, patio seating area and quirky loft room, the property is available with no onward chain and viewing is highly recommended. Council Tax Band A.

3 Greenfoot Cottages

On the ground floor, the open plan accommodation comprises: inviting living room with log burning stove; modern fitted kitchen area and dining area with access to the rear garden.

Stairs rise from the living room to a first floor landing which provides access to: double bedroom 1, single bedroom 2; a stylish contemporary shower room and stairs up to the versatile loft room with its exposed beams and trusses.

Outside, there is a traditional cottage garden to the front aspect and to the rear, a patio seating area and garden.

Location

Low Bentham is a small village, with a good range of amenities available in the nearby market town of High Bentham. The Sundial Inn is a friendly village pub which provides good food. This is a great base for exploring varied and stunning countryside including, the Yorkshire Dales, Lake District, Forest of Bowland and coast at Morecambe Bay. Nearby towns include, Settle, Kirkby Lonsdale and Kendal. Lancaster and the M6 are approx. 25 minutes in the car.

Property Information

Freehold. Council Tax Band A. All mains services with gas central heating. NB: right of access through the rear gardens for the properties in the row.

Living Room 13'5" x 9'1" (4.08m x 2.76m)



Inviting and cosy living room with timber, part-single glazed external door and timber

framed double glazed window to the front aspect. Feature fireplace housing log burning stove. Boxed beam. Carpet. Carpeted stairs rising to first floor. 2 radiators. Open to:

Kitchen Area



Modern fitted kitchen with range of wall and base mounted units and complimentary worktops. Stainless steel sink with drainer. Space for cooker. Integral fridge. Plumbing for washing machine. Under stair storage cupboard. Cupboard housing consumer unit. Vinyl flooring. Open to:

Dining Area 9'5" x 5'4" (2.86m x 1.62m)



Dining area with UPVC double glazed French Doors to the rear aspect and UPVC double glazed window to the side aspect. Vinyl flooring. Radiator.

Landing



First floor landing providing access to 2 bedrooms, the shower room and stairs up to the top floor. Exposed beam. Carpet.

Bedroom 1 13'4" x 9'1" (4.07m x 2.76m)



Good-sized double bedroom with timber framed double glazed window to the front aspect. Period fireplace. Built-in cupboard. Carpet. Radiator.

Shower Room 8'4" x 6'4" (2.55m x 1.93m)



Stylish contemporary shower room. Shower, wash hand basin and WC. Alcove recess with shelving. Extractor. Vinyl flooring. Heated towel rail.

Bedroom 2 8'2" x 5'4" (2.50m x 1.62m)



Single bedroom with UPVC double glazed window to the rear aspect and Velux skylight. Carpet. Radiator.

Loft Room 11'5" x 16'8" (3.48m x 5.07m)



Accessed via "Jack and Jill" stairs from the first floor landing, this versatile loft room has 2 Velux skylights and fantastic exposed beams and trusses. Ideal as an occasional double bedroom or hobby room. Cupboard housing gas central heating boiler. Carpet. Radiator.

Outside



Traditional cottage garden to the front aspect. To the rear there is a garden and patio seating area.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the

purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

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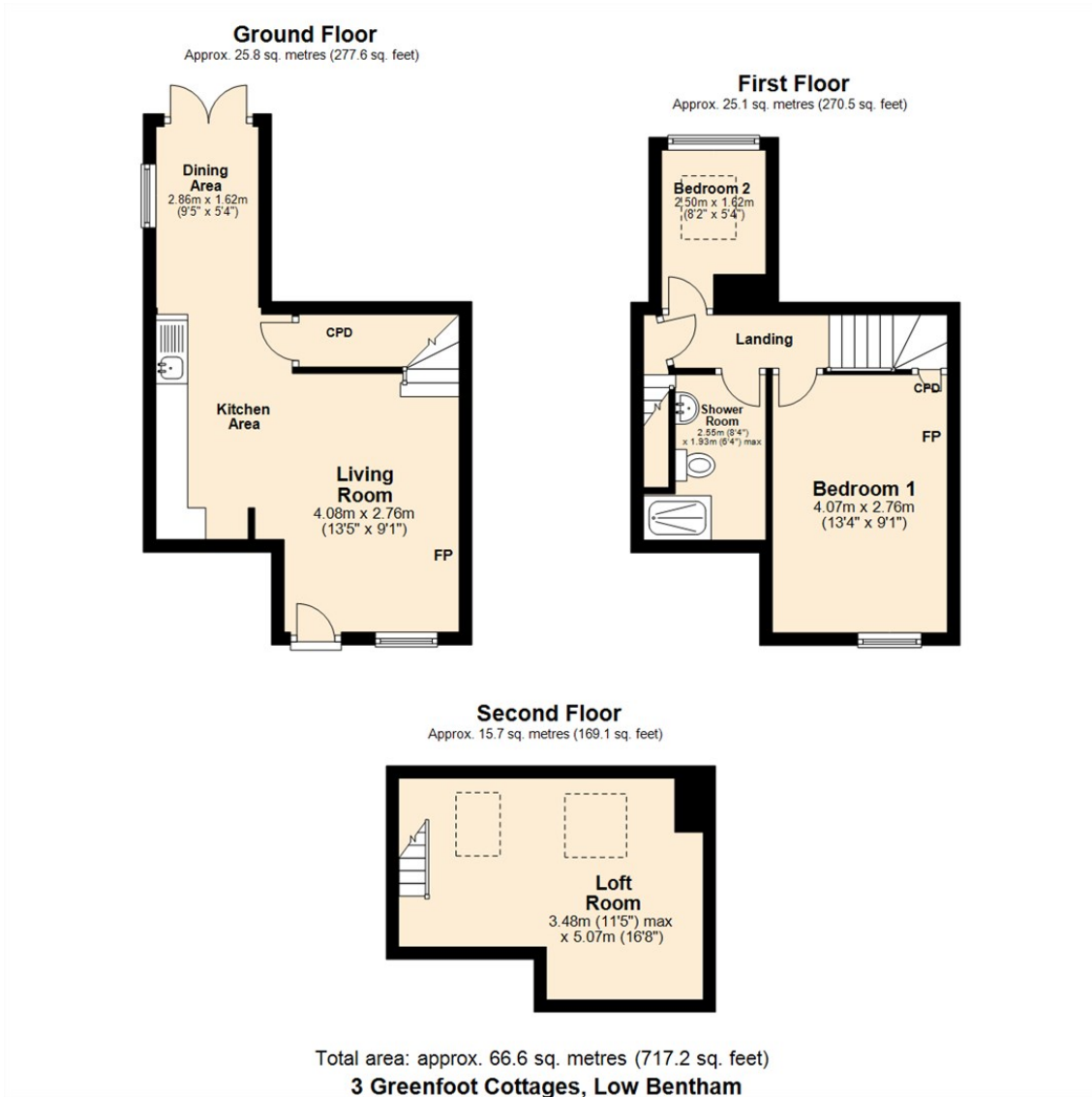
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FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Area Map



Energy Efficiency Graph

