



**Crookfield Mewith, Bentham, LA2 7AR**  
**Price Guide £450,000**

A charming stone built bungalow with 3 bedrooms, garden, parking and garage in an idyllic setting enjoying views of the famous Yorkshire 3 Peaks of Ingleborough, Whernside & Pen-Y-Ghent.

A superb opportunity to create a family home in a desirable location.



## Crookfield



This detached three-bedroom bungalow is located in a superb rural setting, offering stunning views of the famous Yorkshire Three Peaks. The property features an open-plan sitting and dining room, a kitchen, a double bedroom, and a bathroom on the ground floor. On the first floor there are two further bedrooms and a WC. The exterior includes a well-kept garden, off-road parking for a minimum of two cars, and a garage. This stone built bungalow provides peace and tranquility and an ideal location for exploring the stunning scenery.

### Property Information

Freehold property. Council Tax Band D. EPC F. Oil fired Rayburn providing HW & CH. Mains electric. B4RN connection. Private spring water with particulate and UV filtering - annual maintenance costs split 3 ways. Private drainage.

### Location

With views in all directions, Crookfield is situated on the edge of moorland, within the Forest of Bowland Area of Outstanding Natural Beauty. The far reaching views include the famous Yorkshire Dales 3 Peaks of Ingleborough, Wharfedale and Pen-y-ghent, plus the Lakeland fells and Lune Valley.

The nearby market town of High Bentham provides a good range of shops, pubs and takeaways, along with a primary school, surgery, Post Office and train station on the Leeds/Lancaster line. Other local towns include Kirkby Lonsdale and Settle - both with Booths supermarkets. The A65 provides good connections for Kendal, the M6 and Skipton, and Lancaster can be reached in around 30 minutes by car.

Excellent secondary school options are available at both Settle College and QES, Kirkby Lonsdale.

## GROUND FLOOR

### Entrance Porch

UPVC double glazed door and window. Tiled floor, timber and glazed internal door and window to entrance hall.

### Entrance Hall



Fitted carpet, radiator, stairs to first floor.

### Open Plan Sitting Dining Room 22'8" x 14'0" (6.91 x 4.29)



Fitted carpet, fireplace with tiled fire surround, two radiators, double glazed windows to front, single glazed windows to side and rear aspects. Views to Ingleborough from the rear.

### **Kitchen 13'11" x 11'0" (4.25 x 3.37)**



Vinyl flooring, range of wall and base units, oil fired Rayburn providing, cooking, hot water and heating, single stainless steel drainer sink, space for fridge / freezer, single glazed window with views to Ingleborough.

### **Utility 8'10" x 6'10" (2.7 x 2.1)**



Vinyl floor, single stainless steel drainer sink and unit, cooker point, plumbing for washing machine, cupboard, single glazed window to back.

### **Rear Porch**



UPVC door to rear, door to garage, door to coal store.

### **Garage**

Concrete floor, single glazed window, light and power, up and over door, door to rear porch.

### **Bedroom 1 13'9" x 11'5" (4.2 x 3.5)**



Double ground floor bedroom. Fitted carpet, fitted wardrobes. double glazed window to front.



**Bathroom 8'11" x 6'11" (2.72 x 2.11)**



Vinyl floor, WC, wash basin, bath with shower over, radiator, single glazed textured glass window.

**FIRST FLOOR**

**Landing**

First floor landing with access to useful eaves storage.

**Bedroom 2 12'9" x 9'10" (3.9 x 3.0)**



Double bedroom. Fitted carpet. double glazed window to side with views, fitted wardrobe, cupboard.

**Bedroom 3 12'11" x 8'1" (3.95 x 2.48)**



Fitted carpet, double glazed window to side with views, access to eaves store.

**WC 8'11" x 2'10" (2.72 x 0.87)**



Fitted carpet, WC, wash basin, double glazed window.

**EXTERNAL**

**Garden**



Walled well kept garden consisting of patio area, lawn and established beds.

## Parking



Concrete parking area with ample room for 2-3 cars.

## 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

## FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

## MARKET APPRAISALS

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The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

## 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

