



69 Robin Lane, Bentham, LA2 7AG

Price Guide £450,000

Substantial 4 bedroom detached family home in a sought after area on the edge of High Bentham with views to Ingleborough, plus fabulous sunsets in the west. A great location for keen golfers too - opposite the superb 18 hole Bentham Golf Course.

Now with scope for updating, 69 Robin Lane has huge potential to create a spacious and versatile family home. There's ample off road parking too, plus generous and pleasant gardens to both aspects.

Local amenities - including the primary school and train station - are within easy reach, with excellent secondary options at both Settle College and QES, Kirkby Lonsdale.

Viewing is essential in order to appreciate the location, views and potential here.

69 Robin Lane



On the ground floor the accommodation briefly comprises: useful entrance porch; grand entrance hall with impressive period staircase; cloakroom; good-sized family dining room with box bay window; generous sitting room with box bay window and views to rear garden; kitchen/diner with useful pantry; rear lobby; storage and utility room.

The spacious first floor landing provides access to 3 double bedrooms and a single, along with the house bathroom and a large storage cupboard.

Outside, the property sits in a generous plot with pleasant gardens to the front and rear aspects. Ample off road parking for at least 4 cars on the drive, plus a detached garage.

High Bentham Location

High Bentham is a thriving market town with a good range of shops, bars and takeaways. There's a good primary school, surgery and train station on the Leeds/Lancaster line.

Within the catchment for excellent secondary options at QES, Kirkby Lonsdale and Settle College, both these market towns have Booths supermarkets and a selection of independent shops. Kendal and Lancaster are around 30 minutes in the car, with access to the M6.

Bentham is located on the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, with the Yorkshire Dales, Lake District and Morecambe Bay providing great days out in stunning scenery.

Property Information

Tenure: Freehold. Council Tax Band F. All mains services with gas central heating. UPVC double glazing throughout.

Sitting Room 17'10" x 17'5" (5.44m x 5.30m)



Generous family sitting room with box bay window and door to the rear garden. Window to the side aspect. Fireplace housing gas fire. Stone built TV stand. Picture rail. Carpet. 2 radiators.

Dining Room 16'11" x 12'7" (5.15m x 3.83m)



Good sized family dining room with box bay window to the front aspect and window to the side aspect. Period feature fireplace housing gas fire. Carpet. 2 radiators.

Kitchen/Diner 13'9" x 10'4" (4.19m x 3.16m)



Kitchen/diner with window to the rear aspect. Range of wall and base mounted units with complimentary worktops. Stainless steel sink with drainer. Integral cooker. Integral hob with extractor over. Carpet. Radiator.

Pantry

Good sized traditional pantry with window to the side aspect. Range of fitted shelves. Quarry tiled floor.

Lobby

Rear lobby with external door to the side aspect. Vinyl flooring.

Utility 6'11" x 6'11" (2.12m x 2.10m)



Utility room with window to the rear aspect. Plumbing for washing machine. Space for dryer. Space for fridge freezer. Consumer unit. Vinyl flooring. Shelving.

Store

Useful storage cupboard housing gas central boiler. Shelving. Radiator.

Entrance Hall



Impressive entrance hall with carpeted stairs rising to the first floor. Period balustrade and paneling. Picture rail. Laminate flooring. Radiator. Vestibule with quarry tiled flooring and inset doormat.

Porch

Front entrance porch with French doors to the front aspect.

Cloakroom



Ground floor cloakroom with window to the front aspect. Vanity unit with wash hand basin. WC. Quarry tiled floor. Radiator.

Landing

Spacious first floor landing with window to the side aspect. Period balustrade. Loft access. Carpet. Radiator.

Storage

Large storage cupboard with window to the side aspect.

Bedroom 1 14'0" x 12'10" (4.27m x 3.91m)



Good sized double bedroom with windows to the front and side aspects. Views to Ingleborough and golf course. Carpet. Radiator.

Bedroom 2 14'0" x 12'7" (4.26m x 3.83m)



Another good sized double bedroom with windows to the side and rear aspects with lovely countryside views. Carpet. Radiator.

Bedroom 3 10'6" x 10'10" (3.19m x 3.30m)



Smaller double bedroom with window to the rear aspect and countryside views. Carpet. Radiator.

Bedroom 4 7'10" x 13'11" (2.40m x 4.25m)



Single bedroom with window to the front aspect and views to Ingleborough. Built in bed over bulkhead. Wash hand basin. Carpet. Radiator.

Bathroom 11'0" x 7'8" (3.35m x 2.33m)



House bathroom with 2 windows to the rear aspect. Bath. Shower cubicle. Wash hand basin. WC. Bidet. Airing cupboard housing hot water cylinder. Carpet. Radiator.

Outside



Generous plot extending to approx. 760 sq.m.

Gardens



Attractive gardens to front and rear aspects comprising lawns, established borders, mature trees and vegetable beds. Superb sun terrace to rear.

Parking



Ample driveway parking to the front aspect, along with detached garage.

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

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

FISHER HOPPER

Fisher Hopper is a trading name for Fisher Hopper Limited, which is registered in England No 08514050. The registered office

for the company is: 5 Battalion Court,
Colburn Business Park, Catterick Garrison,
England, DL9 4QN. Company Directors: D.
Spratt, M. Alexander

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

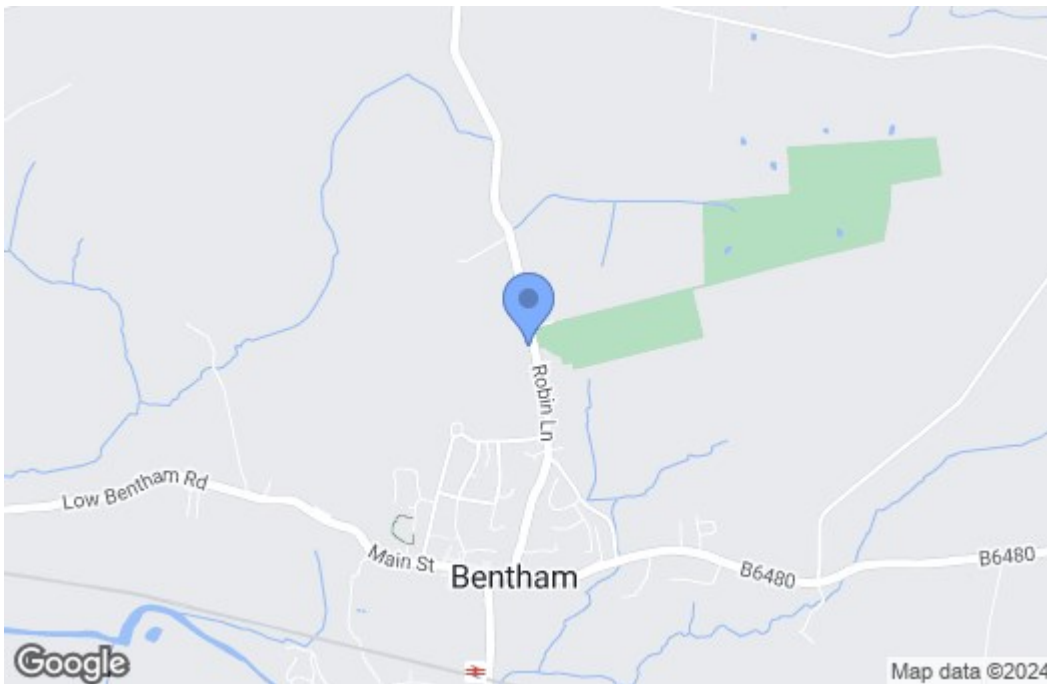
FLOOR PLANS

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

