



Rannerdale Low Bentham Road, Bentham, LA2 7BS Offers In The Region Of £450,000

Rannerdale is a character packed detached property built in 1932 and owned by just two families since it was built. The property occupies a generous plot and benefits from charming open countryside views to both front and rear aspects.

The accommodation consists of a spacious entrance hall, leading to a south facing sitting room with large bay window, kitchen diner, utility, cloakroom and office. On the first floor are 4 bedrooms and a family bathroom. Externally there is ample off road parking, detached garage and lawns with established borders, plants and trees to front and back.

With the relevant planning permission Rannerdale could be further developed and extended.

Rannerdale is offered without chain.

Rannerdale



Rannerdale is a charming detached property dating to 1932 situated between High & Low Bentham. The property is set on a generous plot and enjoying beautiful views to open countryside to both front and rear aspects. The property has been owned by just two families since it was built and has retained its charm and character with a wealth of original architectural features, including the period stained glass window and front door, staircase, coving and picture rails.

The accommodation is light and airy and consists of spacious entrance hall leading to a south facing sitting room enjoying views to the Forest of Bowland ANOB from the large bay window, a kitchen diner providing a superb socialising space, a utility, adjoining room currently used as a workroom and cloakroom completes the ground floor. On the first floor are 4 bedrooms and a family bathroom, with all rooms enjoying superb views. Externally there is ample off road parking, a detached garage, lawns to front and rear and established borders, plants, shrubs, trees and paved areas.

There is scope to develop and extend the property, subject to planning permission.

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

EPC: E

Heating & Hot Water: Gas boiler with separate immersion

Glazing: Wood framed double glazed windows

Services: All mains services.

Ground Floor

Entrance Hall 16'6" x 10'11" (5.05m x 3.34m)



Fitted carpet, understairs cupboard, wood and stained glass door to front, stained glass window, original architectural details including, picture rail and coving, radiator.

Sitting Room 15'4" x 13'11" (4.68m x 4.25m)



Fitted carpet, coving and picture rail, open fire with surround, double glazed south facing bay window with views to open countryside, double glazed window to side, two radiators.

Kitchen Diner 13'11" x 12'10" (4.26m x 3.92m)



Tile effect vinyl flooring, fitted kitchen with range of wall, base and display units, drainer sink, single oven, gas hob with pull out extractor hood, integrated fridge and freezer, double glazed window to rear with views of garden, double glazed window to side, radiator.

Utility Room 8'6" x 6'4" (2.60m x 1.95m)



Tile effect vinyl flooring, single drainer sink, double glazed window, gas central heating boiler, cupboard, wood and glazed door to side, cupboard housing consumer unit, plumbing for washing machine, alarm panel.

Adjoining Room suitable for Office/Workroom/Store 6'11" x 6'1" (2.13m x 1.87m)



Tile effect vinyl flooring, double glazed window to side, radiator, cupboard and worktop.

Cloakroom 5'11" x 4'2" (1.82m x 1.29m)

Tile effect vinyl flooring, WC, wash basin, double glazed window.

First Floor

Landing

Fitted carpet, double glazed window, stairs to ground floor.

Bedroom 1 13'11" x 13'0" (4.26m x 3.97m)



Fitted carpet, picture rail, double glazed window to front with views to open countryside, radiator.

Bedroom 2 13'10" x 12'10" (4.24m x 3.92m)



Fitted carpet, picture rail, double glazed window to rear with views to open, countryside, wash basin, radiator.

Bedroom 3 9'6" x 9'8" (2.92m x 2.97m)



Fitted carpet, cupboard, double glazed window to front with views to open countryside, radiator.

Bedroom 4 / Study 12'5" x 5'0" (3.81m x 1.54m)



Fitted carpet, double glazed window, radiator.

Bathroom 9'10" x 5'5" (3.0m x 1.67m)



Vinyl flooring, WC, wash basin, bath with shower over, airing cupboard housing hot water cylinder, loft access, double glazed window to rear, radiator.

External



Attached outbuilding 10'9" x 8'0" (3.30m x 2.45m)

Concrete floor, light and power, tap, two single glazed windows.

Detached Garage 17'0" x 10'9" (5.2m x 3.3m)

Concrete floor, double doors, light, power, single glazed window.

Front



Gated entrance on to gravel drive, large area of lawn, established borders, plants and trees, paved area, shrubbery to side.

Rear



Large lawn, hedge boundaries, established plants and trees, paved 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

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.

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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



Total area: approx. 127.2 sq. metres (1369.6 sq. feet)
Rannerdale

Area Map



Energy Efficiency Graph

