



1 Brentwood Cottages, Low Bentham, LA2 7BY **Offers Around £189,150**

This charming 2/3 bedroom character cottage has been sensitively restored to create a fabulous and inviting home in a popular village.

Investments include a new, insulated roof, full rewire and new gas central heating system. Attention to detail has been paid in the use of lime plaster and the retention of heritage features including beams, internal doors and exposed floorboards. Further improvements include a new bathroom and separate shower room. The EPC rating has been upgraded from G to D.

An ideal permanent home, country retreat or holiday let investment, 1 Brentwood Cottages is available to market with no chain. Viewing advised.

1 Brentwood Cottages



On the ground floor, the accommodation briefly comprises: comfortable living room with exposed beams; kitchen/diner; rear lobby; new bathroom; additional reception/office to rear with potential as an occasional bedroom and new separate shower room. Enclosed stairs rise from the kitchen to a first floor landing providing access to a generous double bedroom and good-sized single, with further stairs rising to the top floor landing and a double attic bedroom. Outside, there's a pleasant patio garden to the rear.

Location

1 Brentwood Cottages is located in a tucked away setting, just off Main Street, in the popular village of Low Bentham and just a short walk away from the Sundial pub.

The bustling market town of High Bentham is just over a mile away with a good range of shops and places to eat. The town has a GP surgery, Post Office and train station on the Leeds/Lancaster line. There's a good primary school in High Bentham and excellent secondary options at both Settle College and QES, Kirkby Lonsdale.

Low Bentham is a great base for holidays, with the Yorkshire Dales, Lake District, Forest of Bowland and Morecambe Bay all within easy reach for days out in stunning countryside.

Property Information

Tenure: Freehold. Council Tax Band B. All mains services with gas central heating.

Living Room 15'7" x 9'9" (4.76m x 2.98m)



Light and airy living room with UPVC double glazed window and door to the front aspect. Exposed beams and feature alcove recess with hooks for coats. Feature fireplace with surround, hearth and electric flame effect fire. Built-in storage cupboard. Carpet. Radiator. Through to:

Kitchen/Diner 12'2" x 9'11" (3.71m x 3.02m)



Kitchen/diner with UPVC double glazed window to the rear aspect. Range of base mounted units with complimentary worktops. Belfast sink. Integral cooker and hob. Plumbing for washing machine and dishwasher. Space for fridge freezer. Exposed beams. Space for 4 seater table. Vinyl flooring. Radiator. Stairs rising to first floor. Through to:

Lobby



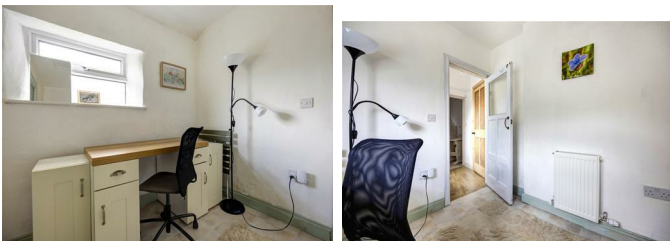
Rear lobby with UPVC double glazed door to the rear aspect. Vinyl flooring. Access to office and:

Bathroom



New bathroom with bath, vanity unit with wash hand basin and WC. Vinyl flooring. Heated towel rail.

Office 7'1" x 8'0" (2.15m x 2.44m)



Versatile additional reception room with UPVC double glazed window to the rear aspect. Ideal as an office or occasional guest bedroom. Vinyl flooring. Radiator. Access to:

Shower Room



New shower room with shower, vanity unit with wash hand basin and WC. New gas central heating boiler. Vinyl flooring. Heated towel rail.

Landing



First floor landing providing access to bedrooms 1 and 2, with stairs rising to top floor.

Bedroom 1 15'4" x 10'0" (4.68m x 3.04m)



Generous double bedroom with UPVC double glazed window to the front aspect. Exposed lintel and beams. Exposed floorboards. Radiator.

Bedroom 2 7'6" x 9'9" (2.29m x 2.98m)



Good-sized single bedroom with UPVC double glazed windows to the rear aspect. Built-in wardrobe. Under stairs storage area. Feature recesses. Carpet. Radiator.

Landing 5'8" x 9'9" (1.73m x 2.98m)



Top floor landing with skylight. Exposed floorboards. Access to:

Loft Bedroom 10'5" x 9'9" (3.17m x 2.98m)



Good-sized double loft bedroom with skylight. Carpet. Radiator.

Patio Garden



Pleasant rear patio garden with paved seating area and raised beds. Space for bins.

Access way for cottages in row out to Main Street.



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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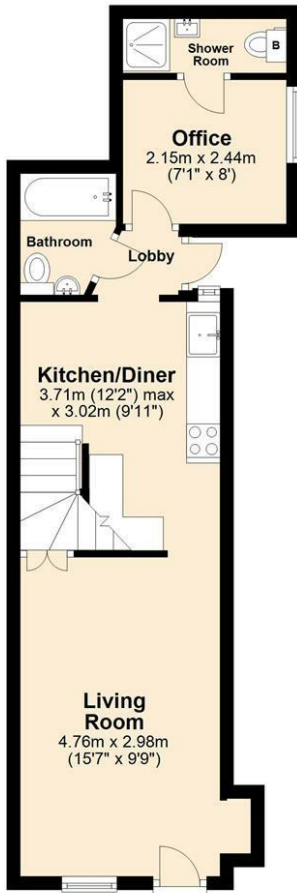
FLOOR PLANS

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

Floor Plan

Ground Floor

Approx. 37.0 sq. metres (398.7 sq. feet)



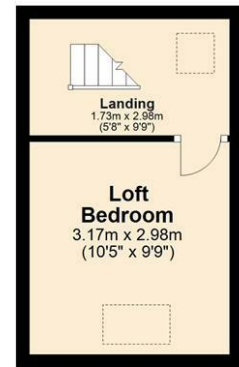
First Floor

Approx. 26.4 sq. metres (283.7 sq. feet)



Second Floor

Approx. 14.9 sq. metres (160.4 sq. feet)



Total area: approx. 78.3 sq. metres (842.8 sq. feet)
1 Brentwood Cottages, Low Bentham

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

