



## **Beckfoot Robin Lane, Bentham, LA2 7AQ** **Offers In The Region Of £365,000**

A spacious well presented semi detached bungalow on the edge of High Bentham enjoying views over open countryside and Ingleborough. With two good size bedrooms and plenty of living space including large kitchen diner, sitting room and orangery.

The property also benefits from large and meticulously maintained garden with terrace and patio area, garage, sheds and off road parking.



## Property Description



Beckfoot is a superb semi-detached bungalow on a generous plot enjoying views over open countryside and Ingleborough in the distance. The accommodation consists of entrance hall, sitting room, orangery, kitchen diner, rear vestibule, two bedrooms, one with en-suite shower room, and family shower room. Externally there is a beautifully maintained garden with lawn, established plants and trees, patio areas making the most of the views, substantial sheds and greenhouse. With garage and ample parking.

Welcome to Beckfoot, an exquisite semi-detached bungalow occupying a spacious plot, offering captivating views of the serene countryside with the silhouette of Ingleborough gracing the horizon.

Step inside to discover a thoughtfully designed layout comprising an inviting entrance hall, a sitting room, an airy orangery, a modern kitchen diner, a convenient rear vestibule, two double bedrooms—one with an en-suite shower room—and a stylish family shower room.

Outside, Beckfoot boasts a meticulously manicured garden, with lawn, flourishing plants, and mature trees. Multiple patio areas beckon you to unwind while enjoying the scenery, while substantial sheds and a greenhouse offer space for gardening enthusiasts.

Completing the property, a garage and ample parking for two to three cars.

## Property Information

Freehold

Council tax band C

EPC D

Mains water, drainage and electric with solar panels.

Solid fuel heating

## 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.

## Entrance Hall



Fitted carpet, radiator, electric wall mounted heater, cupboards housing consumer unit and meter, two double glazed windows to front aspect, UPVC door to front aspect.

## Sitting Room



Fitted carpet, two radiators, fireplace with stove, double doors to orangery, double glazed window to front aspect.

## Orangery



Wood effect laminated flooring, two electric wall mounted electric heaters, UPVC patio doors to front, two double glazed windows to rear aspect with views over garden and open countryside.

## Kitchen Diner



Tiled floor, two radiators, exposed beams, built in cupboards, Rayburn with boiler, modern fitted kitchen with range of dove grey gloss base units, integrated Neff appliances including; induction hob with extractor hood, oven, and microwave, space for under counter fridge, space for slim dishwasher, washing machine, 1.5 drainer sink, double glazed windows to front, back and side aspects.

## Rear Vestibule

Tiled floor, fitted cupboards, access to underfloor storage, door to side aspect.

## Bedroom One



Fitted carpet, radiator, double glazed window to rear aspect with views over garden and open countryside, fitted wardrobes, fireplace, en-suite shower room.

## En-Suite



Vinyl flooring, shower cubicle, toilet, wash basin with vanity unit, heated towel rail, extractor fan, double glazed window with textured glass.

## Bedroom Two



Fitted carpet, radiator, double glazed window to rear aspect with views over garden and open countryside, fitted wardrobes.

## Shower Room



Tiled floor, shower cubicle, toilet, wash basin with vanity unit, heated towel rail, extractor fan, double glazed window with textured glass.



### **Under floor Storage**

Large dry under floor storage space under kitchen and Orangery, accessed from the rear vestibule and Orangery.

### **External**

#### **Front**



Shared private drive leading to parking to the side of Beckfoot.

#### **Garden**



A generous and meticulously kept garden with established plants and trees, large patio areas on two levels, area of lawn.

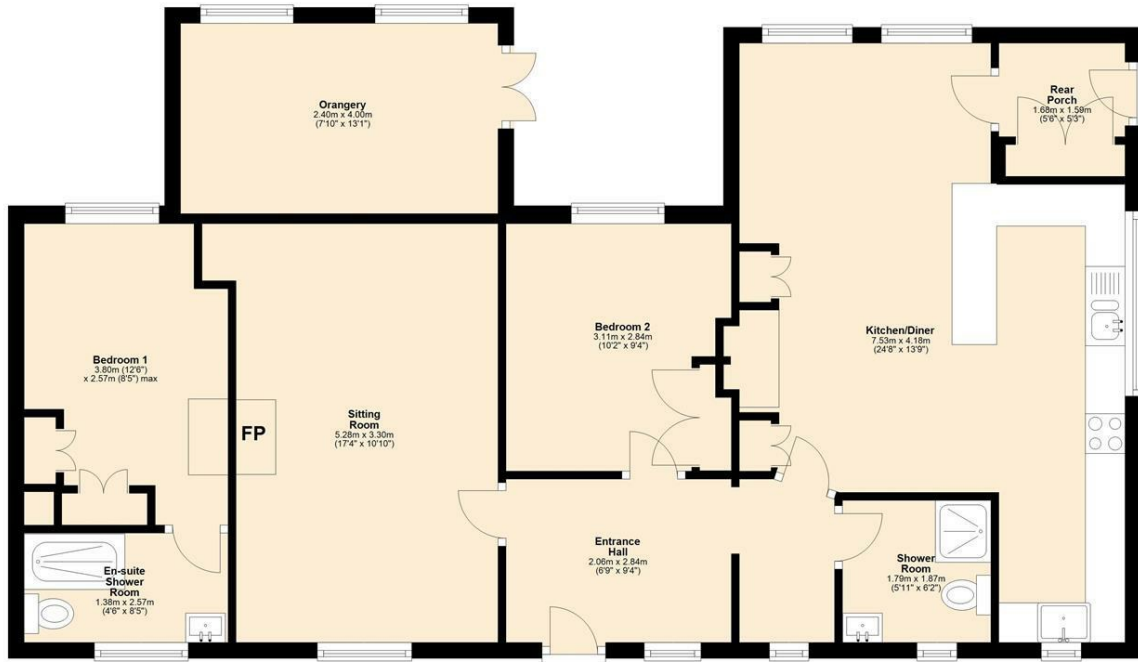
#### **Parking**



Off road parking for two to three cars.

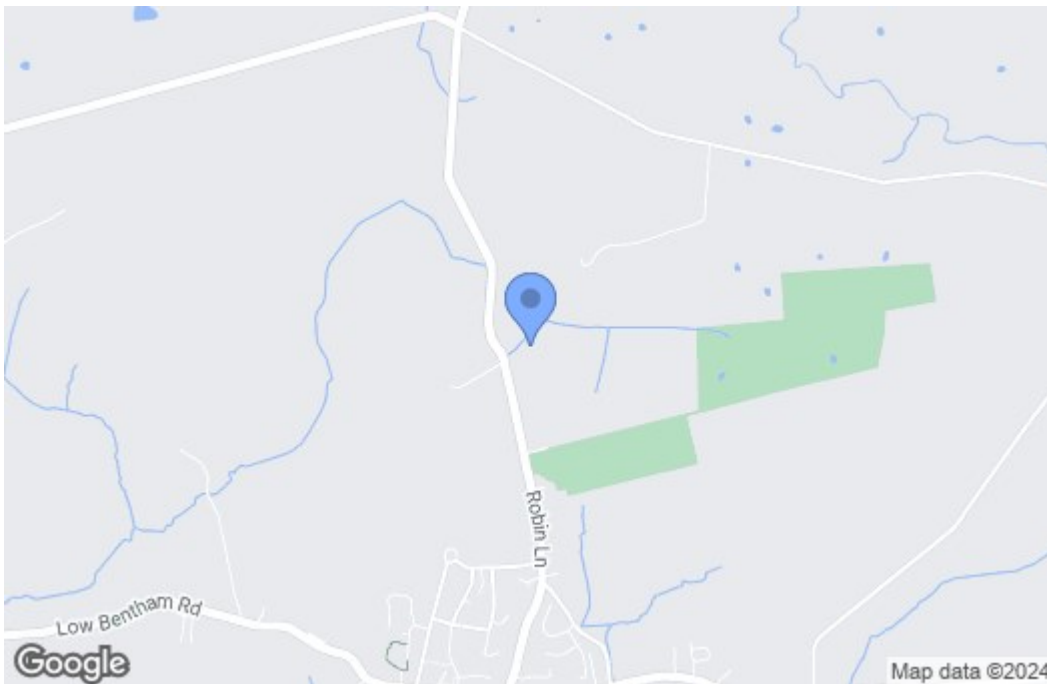
# Floor Plan

**Ground Floor**  
Approx. 95.0 sq. metres (1022.1 sq. feet)



Total area: approx. 95.0 sq. metres (1022.1 sq. feet)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			88
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

