



**Beech House 46 Mount Pleasant, Bentham, LA2 7LA**  
**Price Guide £425,000**

A superb detached five bed period property conveniently situated just a short walk from High Bentham offering a range of shops, post office, cafes and pubs, along with medical practice and dentist.

The property offers an abundance of space with five generous bedrooms and two reception rooms. The property also benefits from enclosed patio garden and ample off road parking.

## Property Description

Beech House is a charming 5 bedroom detached house located in the tranquil, community-focused village of Bentham. This spacious character property, spread over three floors, offers high ceilings and retains many original features.

The ground floor features a bright and airy sitting room, a well-appointed kitchen, and a dining room with period details. On the first floor, you'll find three generously sized double bedrooms, including one with an ensuite, as well as the main family bathroom. The second floor features two additional double bedrooms and a convenient shower room, making this an ideal home for larger families or those seeking extra space.

Externally, to the rear of the property there is a delightful enclosed yard with Indian Sandstone paving, and high walls offering privacy and providing the perfect place to sit out.

## Property Information

Freehold  
Council Tax Band D  
EPC Rating D  
All mains services

## 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.

## Vestibule

Quarry tiles, stripped pine door to entrance hall, timber and glazed front door with stained glass panel.

## Utility 13'5" x 10'2" (4.11 x 3.12)



Quarry tiles, radiator, range of wall and base units, single drainer sink, plumbing for washing machine and tumble dryer, space for fridge freezer, two double glazed windows.

## Entrance Hall



Tiled flooring, radiator, staircase to first floor.

## Kitchen 19'7" x 11'5" (5.99 x 3.48)



Painted floor boards, radiator, good range of wall and base units, 1.5 drainer sink, gas range cooker with extractor, double glazed windows to three aspects, double doors to dining room.

**Dining Room 17'10" x 12'4" (5.45 x 3.78)**



Wood laminate flooring, radiator, multi-fuel stove, cornicing, large double glazed bay window, double doors into sitting room.

**Sitting Room 16'10" x 11'5" (5.15 x 3.49)**



Fitted carpet, radiator, multi-fuel stove, cornicing, double glazed window and double glazed patio doors to rear enclosed yard.

**Rear porch**

Quarry tiles, UPVC door to rear aspect.

**Cellar Rooms**

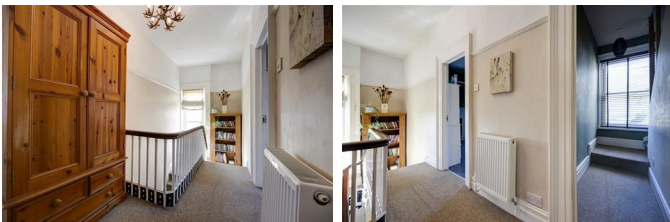
Two spacious cellar rooms, accessed from entrance hall.

**First Floor**

**Half landing**

Fitted carpet, double glazed window.

**Landing**



Fitted carpet, radiator, airing cupboard.

**Bathroom 12'11" x 11'10" (3.95 x 3.62)**



Painted floorboards, radiator, decorative fireplace, heated towel rail, cupboard, wash basin, modern roll top bath, toilet, shower cubicle, double glazed window with textured glass.

**Bedroom One 17'7" x 11'4" (5.38 x 3.47)**



Large double bedroom with wood laminate flooring, radiator, fitted cupboards, two double glazed windows with views of Forest of Bowland.

**Bedroom Two 19'2" x 9'8" (5.86 x 2.96)**



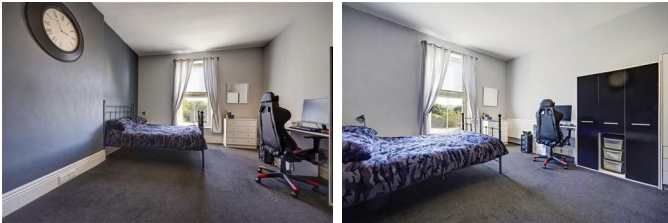
Double bedroom with en-suite with fitted carpet, radiator, heated towel rail, double glazed windows to three aspects.

## En-suite Shower Room



Tile effect flooring, shower cubicle, toilet, wash basin with vanity unit, extractor fan, loft access.

## Bedroom Three 14'2" x 13'1" (4.32 x 3.99)



Good sized double bedroom, fitted carpet, radiator, double glazed windows with views of Forest of Bowland.

## Second Floor

### Landing



Fitted carpet, staircase to first floor, exposed brick and beams, cupboard.

## Bedroom Four 17'5" x 12'6" (5.32m x 3.83m)



Good sized double room, wood laminate flooring, radiator, double glazed window.

## Bedroom Five 18'7" x 13'4" (5.68m x 4.08m)



Good sized double bedroom, wood laminate flooring, radiator, double glazed window to rear aspect with stunning view, cupboard.

## Shower room



Tile effect flooring, radiator, wash basin, toilet, shower cubicle.

## Rear Garden

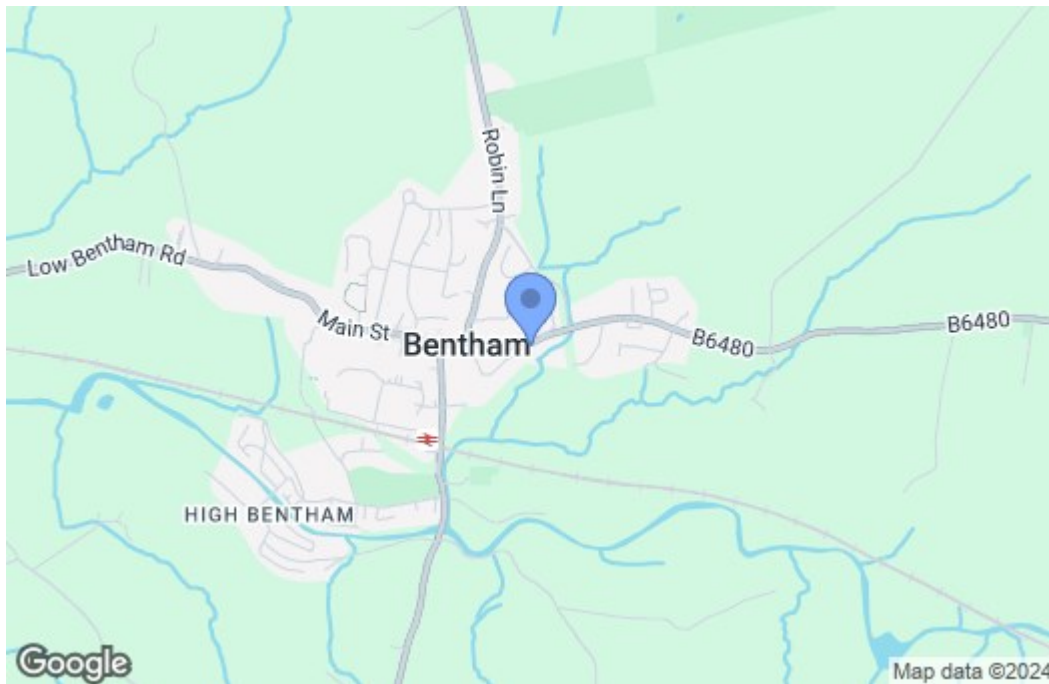


Walled rear patio garden with Indian sandstone flagged paving, gate to parking.

# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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	

