



Kingfisher Cottage 33 Main Street, Low Bentham, LA2 7BZ **Offers In The Region Of £185,000**

Charming 2 bed cottage with period features located in the popular village of Low Bentham, on the edge of the stunning Forest of Bowland.

In brief, the property is comprised over 3 floors, with a kitchen, living room, 2 spacious bedrooms and a useful basement. Outside, there is a pleasant patio garden to the rear, adjacent to Ellergill Beck and on road parking to the front.

Kingfisher Cottage is an ideal permanent home for couples or singles and has very obvious potential as a second home, holiday or residential let.

Kingfisher Cottage

Kingfisher Cottage is a two-bedroom terraced home spread across three floors, exuding character and period charm. This delightful property boasts distinctive features such as a cosy window seat, exposed stone walls and beams, creating a warm and inviting atmosphere.

The thoughtfully designed layout maximizes every inch of space. On the ground floor, you'll find a snug living room centred around a striking feature fireplace with a log-burning stove, perfect for relaxing evenings. The adjacent fitted kitchen includes access to both the basement and the patio garden via an external rear door.

A spiral staircase ascends from the kitchen to the first floor, leading to a spacious double bedroom and a well-appointed house bathroom. Continuing upward, the top floor reveals a large loft room, versatile enough to serve as an additional double bedroom or a flexible living space.

Outside, the cottage's tranquil patio garden is nestled alongside a picturesque beck that gently flows toward the River Wenning, it offers a peaceful retreat and a connection to nature.

Ideally situated for exploring the breathtaking countryside, Kingfisher Cottage serves as the perfect base for adventures in the Yorkshire Dales, the Lake District, and the scenic coastline of Morecambe Bay.

Low Bentham Location

Low Bentham is a charming village and a great base for holidays, with a huge range of opportunities for days out exploring the Yorkshire Dales, Forest of Bowland, Lake District and coast at Morecambe Bay. The village has two popular pubs and the market town of High Bentham is just over a mile away, providing a good range of amenities, including: grocery stores, Post Office, Barclays Bank, butchers, ironmongers, pubs and takeaway establishments. The town has a GP Surgery, pharmacy, highly regarded primary school and train station on the Leeds/Lancaster line.

The nearby market towns of Settle and Kirkby Lonsdale provide excellent secondary education at Settle College and QES, respectively. The A65 enables easy access to Kendal and Skipton. Lancaster and the M6 are around 25 minutes by car.

Property Information

Freehold

Council Tax Band B

EPC Rating E

All mains services with gas central heating

Pedestrian access for bins across back of cottage row.

Ground Floor

Living Room 11'9" x 12'6" (3.59m x 3.81m)



Charming room with tiled floor, feature fireplace housing log burning stove, feature alcove with light, built-in cupboard, wall lights, painted exposed stone wall, exposed beams, timber framed external door and UPVC double glazed window - with pine seat - to the front aspect.

Kitchen 8'6" x 12'6" (2.60m x 3.81m)



Tiled flooring, radiator, range of wall and base units, single drainer sink, integral oven and hob with extractor over, space for fridge, heating controls on wall, painted exposed stone wall, exposed beams, spiral staircase to first floor, steps down to basement, 2 x UPVC double glazed windows to the rear aspect, carpeted steps down to timber framed external stable door providing access to patio garden.

Basement 8'4" x 12'6" (2.54m x 3.81m)



Tiled flooring, fitted shelves, plumbing for washing machine, gas central heating boiler, shelved alcove, UPVC double glazed window to the rear aspect.

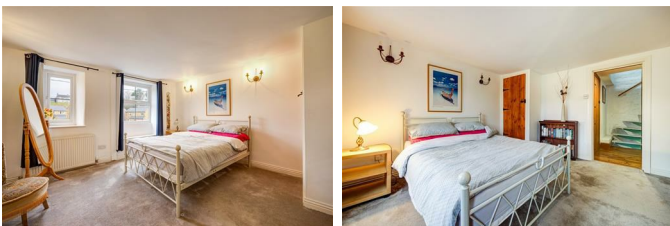
First Floor

Landing 8'4" x 6'6" (2.55m x 1.98m)



Exposed pine floorboards, painted exposed stone wall, exposed beam, spiral staircase rising to top floor.

Bedroom One 11'11" x 12'2" (3.64m x 3.72m)



Spacious double bedroom with fitted carpet, radiator, built-in cupboard, 2 x UPVC double glazed windows to the front aspect.

Bathroom 6'4" x 5'5" (1.94m x 1.64m)



Wood laminate flooring, heated towel rail, wash basin, toilet, vanity unit, fitted shelf, shower cubicle, extraction, UPVC double glazed window to the rear aspect.

Second Floor

Loft Room 21'0" x 12'2" (6.40m x 3.72m)



Spacious loft room with fitted carpet, radiator, exposed beams, restricted headroom to eaves store, 2 x skylights.

Outside

Rear



Pleasant patio garden to rear, adjacent to charming beck, providing a lovely peaceful seating area.

Parking



On road parking to front aspect.

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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FISHER HOPPER

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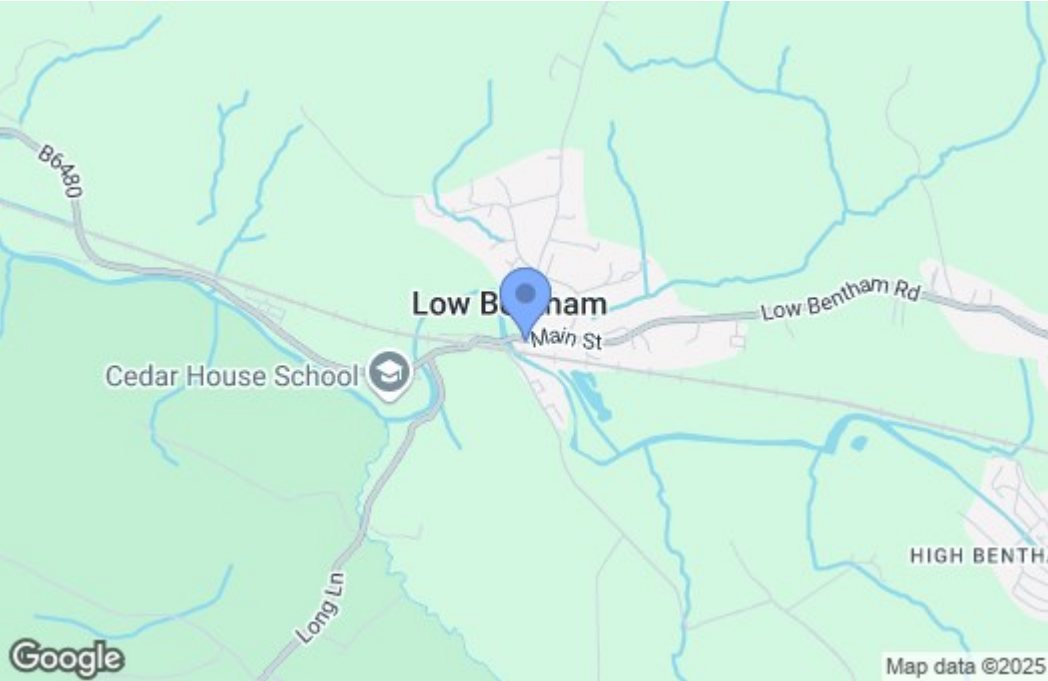
FLOOR PLANS

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

Floor Plan



Area Map



Energy Efficiency Graph

