



## Bentham

**£235,000**

8 Station Road, Bentham, Lancaster, LA2 7LF

Discover the ideal blend of residential comfort and commercial potential with this recently renovated property in the heart of High Bentham. Ideal for those looking to combine living and business under one roof, this versatile space offers endless possibilities.

The property offers good sized retail space, to the ground floor, with prominent shop front, plus ground floor and first floor residential accommodation. The residential accommodation is very flexible and well proportioned and provides 3 / 4 bedrooms. The property also has large cellars, manageable rear walled garden area, work shop.

### Quick Overview

- Dual-Purpose Ground Floor
- Commercial Potential
- Private Garden
- Four Bedrooms & One Bathroom
- Located in the Sought After Town of High Bentham
- Close to Railway Links



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Superfast  
Broadband



On Street  
Parking

Property Reference: KL3536



Kitchen/Diner



Kitchen/Diner



Living Room/Bedroom Two



Living Room/Bedroom Two

### Property Overview:

The commercial space on the ground floor, currently configured as a shop, offers immense potential and could be transformed into an accountant's office, boutique retail outlet, or any number of business ventures, subject to consents. Benefitting from a large shop window to the front and display area.

As you enter the main property entrance, you are welcomed by a bright entrance hall. To the right, the recently updated kitchen dining room awaits. This delightful space features wall and base units, fitted appliances including a dishwasher, fridge, and freezer. The dining area is perfect for family meals and entertaining guests. A door from the kitchen leads to the rear entrance, providing access to the garden and the cellar.

The first floor houses four well-proportioned bedrooms. Bedroom two is currently used as a living room, complete with a cosy fireplace and a front aspect window that floods the room with natural light. Bedroom one boasts fitted wardrobes, offering ample storage space. Bedrooms three and four enjoy a rear aspect, overlooking the garden. The family bathroom is fitted with a white three-piece suite, including a bath, pedestal sink, and WC.

Outside, the property features a well-maintained garden with decking area perfect for al fresco dining, and a garage providing additional storage or work shop space.

Whether you are looking to establish a business, create a home, or both, this property is a must-see. Schedule a viewing today and seize this unique opportunity!

### Accommodation with approximate dimensions:

#### Lower Ground Floor

Cellar 27' 3" x 13' 6" (8.31m x 4.11m)

#### Ground Floor

Living Room 27' 1" x 14' 3" (8.25m x 4.34m)

Kitchen/Dining Room 26' 11" x 11' 8" (8.2m x 3.56m)

#### First Floor

Bedroom One 13' 9" x 12' 11" (4.19m x 3.94m)

Bedroom Two 13' 11" x 12' 6" (4.24m x 3.81m)

Bedroom Three 12' 9" x 11' 3" (3.89m x 3.43m)

Bedroom Four 12' 4" x 10' 10" (3.76m x 3.3m)

### Parking:

On street parking with High Bentham

### Services:



Shop



Shop



Bedroom Three



Living Room/Bedroom Two



Bedroom One



Bedroom Four

Mains gas, drainage, water and electricity.

**Council Tax:**

Craven District Council - Band A

**Tenure:**

Freehold with vacant possession on completion, subject to flying freehold with adjoining property (small area over passage).

**Viewings:**

Strictly by appointment with Hackney & Leigh Kirkby Office.

**What3Words Location & Directions:**

///yards.corporate.tripled

High Bentham has a good range of local amenities that include; shops, bars, takeaways and doctors surgery. 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. Travel links are good with a railway station on the Leeds - Carlisle line, a bus service to Lancaster and Ingleton, the A65 is approximately 6 miles away and junction 34 of the M6 only 15 miles

**Thoughts From The Owners:**

*The property has recently been renovated including: New Kitchen and Appliances | Modern Built in Wardrobes in Bedroom 1 | Pull Down Double Bed and sink in Bedroom 3 | Decorated throughout | Outside Decking and Covered BBQ area. A lovely home for you and your family...*

*Bentham offers everything you would hope for living in a rural market town. With some beautiful walks on your doorstep, amazing views and scenery...with Ingleborough very visible on various walks. Some excellent cafes on the Main Street and with a choice a Public Houses it is a idilic place to live. The train station is just a few hundred yards down the road linking Bentham to Skipton, Leeds and beyond or head West to Lancaster, Morecambe etc.. And if you feel active and live in Bentham then golf is a must!*

**Anti-Money Laundering Regulations (AML)**

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Garden



Garage



Shop



Shop

Request a Viewing Online or Call 015242 72111

# Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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# Station Road, Bentham, LA2

Approximate Area = 2157 sq ft / 200.3 sq m

Outbuilding = 110 sq ft / 10.2 sq m

Total = 2267 sq ft / 210.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7chem 2024. Produced for Hackney & Leigh. REF: 1153476

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