



Bentham

£235,000

8 Station Road, Bentham, Lancaster, LA2 7LF

Discover the perfect blend of residential comfort and commercial opportunity with this recently renovated property in the heart of High Bentham. Ideal for those seeking to combine living and business under one roof, this versatile property offers a wealth of potential.

The ground floor features a well-proportioned retail space with a prominent shop front, ideal for attracting footfall and establishing a strong local presence.

The flexible living accommodation is arranged over the ground and first floors, offering 3 to 4 bedrooms, with additional features including generous cellars, a manageable rear walled garden, and a useful workshop, all adding to the appeal and functionality.

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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1



C



Superfast
Broadband



On Street
Parking

Property Reference: KL3536



Kitchen/Diner



Kitchen/Diner



Living Room/Bedroom Two



Living Room/Bedroom Two

Property Overview:

The ground floor commercial space, currently configured as a shop, offers outstanding potential. With its prominent frontage and large display window, it is ideal for a variety of ventures, from an accountant's office to a boutique retail outlet (subject to the necessary consents).

Upon entering the main residential entrance, you are greeted by a bright and welcoming hallway. To the right, a recently updated kitchen-diner awaits, featuring contemporary wall and base units, integrated appliances including a dishwasher, fridge, and freezer. The dining area offers a warm, sociable setting for family meals or entertaining guests. A rear door from the kitchen leads to the garden and provides access to the cellar, perfect for storage.

Upstairs, the first floor offers four generously sized bedrooms. Bedroom two, currently used as a living room, benefits from a charming fireplace and a large front aspect window that fills the space with natural light. Bedroom one includes fitted wardrobes, offering excellent storage, while bedrooms three and four overlook the rear garden. The family bathroom is fitted with a classic white three-piece suite comprising a bath, pedestal sink, and W.C.

Outside, the property features a well-maintained walled garden with a decking area, perfect for al fresco dining or relaxing, along with a garage that offers additional storage or potential workshop space.

Whether you're looking to launch a business, settle into a family home, or do both under one roof, this property is a rare and exciting opportunity. Arrange your viewing today and explore the potential first-hand!

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:

North Yorkshire 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
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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). © nitchecom 2024. Produced for Hackney & Leigh. REF: 1153476

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