



Mewith

£665,000

Pottery Cottage, Mewith, Near Bentham, Lancaster, LA2 7DL

A beautifully presented, substantial stone-built detached home situated a short drive from the thriving village of Bentham. Lovingly renovated by the current owners to create a flexible, modern home with comfort and practicality in mind, Pottery Cottage is now ready for a new owner to call it their own.

Boasting 360 surround views set in idyllic countryside with a large garden and off road parking, Pottery Cottage offers a kitchen-diner, generous living room, office and utility with separate W.C. to the ground floor, along with four double bedrooms, en suite and a family bathroom to the first floor. With a variety of walking routes on the doorstep, the location is ideal for the keen walker, whilst being just minutes away from the local amenities in the welcoming village of Bentham.

Quick Overview

Beautiful Stone Built Detached Home

Four Bedrooms & Two Bathrooms

Idyllic Rural Location

Flexible, Modern Living Spaces

Traditional Features Throughout

Immaculately Presented, Extensive Gardens

Ample Off Road Parking

Unrivalled Countryside Views

Close Access to Local Amenities

Ultrafast 1000 Mbps Broadband Available



4



2



2



E



Ultrafast
Broadband*



Off Road
Parking

Property Reference: KL3546



Entrance Porch



Kitchen/Dining Room



Study/Sitting Room



Living Room

Property Overview

On approach to the property, follow the shared access onto the private driveway for Pottery Cottage, where you are immediately captivated by the breath-taking countryside views, a truly show stopping feature of this wonderful home.

Step through the stable door into the entrance porch where there is ample space for hanging coats and kicking off muddy boots after a day of exploring the surrounding moors. Follow into the kitchen diner, filled with light from the dual aspect windows with access into the ground floor living spaces and utility. With space for a large dining table, this is the ideal setting for enjoying meals with the family. The kitchen itself comprises wall and base units, complementary worktops and upstand with a stainless steel sink. Integrated appliances include a Rangemaster oven with five ring induction hob and extractor over, fridge freezer, microwave and dishwasher.

A door opens into the utility with space and plumbing for a washing machine and drier, as well as a separate W.C. with a vanity sink and heated towel radiator. There is also a door from the kitchen into an ideal office or snug, with triple aspect windows creating a great escape from family life for those who work from home, or for as use as a dining room with access onto a kitchen garden with raised beds and terrace, ready for the keen gardener to enjoy and offering a peaceful retreat to enjoy a morning coffee.

Steps down from the kitchen welcome you into the generous living room, with rear aspect windows taking advantage of the impressive unspoiled views. With a striking focal open fireplace with stone surround, ideal for those cooler evenings, this room sets the tone for a cosy night in. Traditional features with beams and stained glass windows create a sense of charm and character, blending effortlessly with the modern touches throughout.

A patio door opens into the garden onto the terrace, an ideal sun trap and creating a seamless blend outside, providing the ideal space to enjoy BBQ's with friends and family throughout the summer months.

Follow the stairs to the first floor where you will find the four generously proportioned bedrooms, each light and bright with feature beams and wooden doors creating a character feel.

Firstly, you are welcomed into bedroom two; an attractive double bedroom with integrated wardrobes and ample space for additional furniture. Bedroom three is also a double with side aspect window taking advantage of the uninterrupted views over the moors. Bedroom four presents a smaller double room with Velux window and space for additional furniture. The family bathroom is an attractive suite, meticulously updated and reconfigured by the current owners to create a modern, functional space with pocket door and comprising a bath with shower over, W.C., wall hung sink and heated towel radiator. Attractive part-tiled walls and underfloor heating complete the picture.



Kitchen/Dining Room



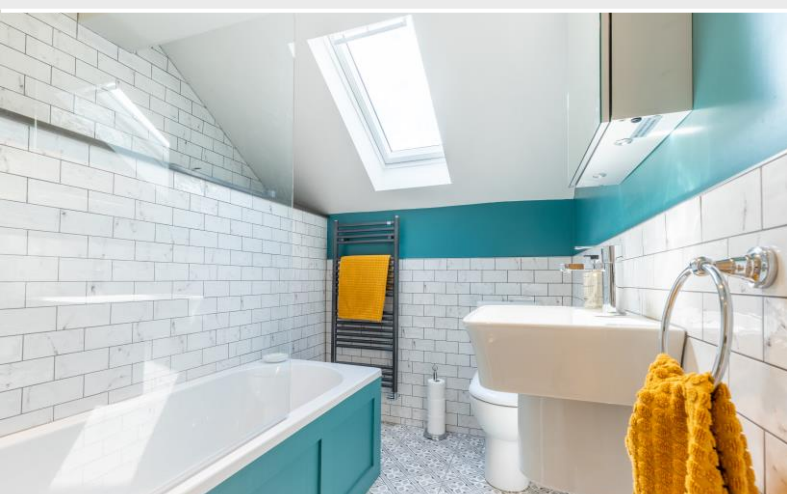
Living Room



Bedroom Two



Bedroom Three



Bathroom



Bedroom Four

Finally, bedroom one presents a double room with far reaching views over the garden and beyond, with an integrated wardrobe and three piece en suite. Updated and modernised by the current vendors, the en suite comprises a walk in shower with waterfall shower head and hand held attachment, vanity sink unit, W.C. and heated ladder towel radiator. Completed with attractive part tiled walls and tiled flooring, with underfloor heating.

Last but not least is the show-stopping garden, generously proportioned for ample flexibility with well presented lawn areas, mature shrubs and planted borders with patio area for outdoor seating and a large gravelled parking area. Taking full advantage of the countryside views, the generous plot is ideal for families, animal lovers and keen gardeners who are looking for peaceful, country living with flexibility and practicality in mind.

Accommodation (with approximate dimensions)

Entrance Porch 8' 2" x 7' 7" (2.49m x 2.31m)

Kitchen/Dining Room 23' 11" x 11' 6" (7.29m x 3.51m)

Living Room 23' 11" x 17' 9" (7.29m x 5.41m)

Office/Sitting Room 18' 4" x 8' 2" (5.59m x 2.49m)

Utility 6' 7" x 4' 7" (2.01m x 1.4m)

Bedroom One 14' 10" x 9' 10" (4.52m x 3m)

Bedroom Two 16' 8" x 12' 2" (5.08m x 3.71m)

Bedroom Three 14' 7" x 7' 6" (4.44m x 2.29m)

Bedroom Four 13' 9" x 6' 7" (4.19m x 2.01m)

Parking

A gravel driveway provides ample parking and turning space for a number of cars.

Services

Mains water and electricity. Private drainage. Oil fired heating.

Council Tax

North Yorkshire County Council. Band G.

Tenure

Freehold. Vacant possession upon completion.

Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings

Strictly by appointment with Hackney & Leigh Kirkby Office.

What3Words Location & Directions

///champions.flexibly.armed



Bedroom One



En Suite



Aerial Shot



Pottery Cottage



Garden

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).

Meet the Team

Richard Harkness M.R.I.C.S

Sales Manager

Tel: 015242 72111

Mobile: 07971 911357

richardharkness@hackney-leigh.co.uk



Claire Tooke

Sales Team

Tel: 015242 72111

kirkbysales@hackney-leigh.co.uk



Matilda Stuttard

Sales Team

Tel: 015242 72111

kirkbysales@hackney-leigh.co.uk



Naomi Price

Viewing Team

Tel: 015242 72111

kirkbysales@hackney-leigh.co.uk



Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **015242 72111** or request
online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 3 Market Square, Kirkby Lonsdale, Lancashire, LA6 2AN | Email: kirkbysales@hackney-leigh.co.uk

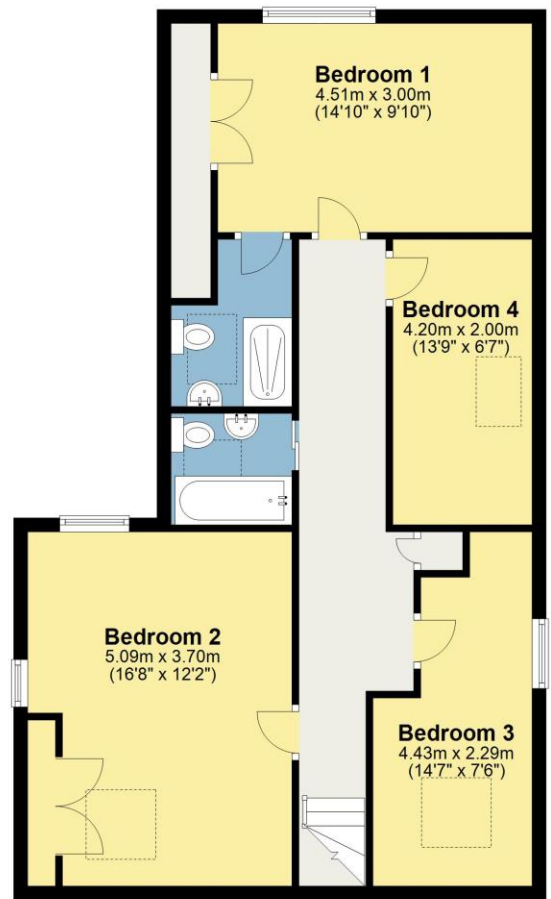
Ground Floor

Approx. 95.6 sq. metres (1028.9 sq. feet)



First Floor

Approx. 75.6 sq. metres (814.2 sq. feet)



Total area: approx. 171.2 sq. metres (1843.1 sq. feet)

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 08/08/2024.

Request a Viewing Online or Call 015242 72111