



## Lower Bentham

£260,000

Ridding Lodge, Lower Bentham, Lancaster, LA2 7DE

Welcome to Ridding Lodge, a quirky and characterful detached former lodge dating back to the 1850s. Nestled in a serene rural setting, this delightful property offers the perfect blend of period charm and modern convenience, with easy access to railway links. Originally serving as the lodge house for the Victorian country house, The Ridding, this home is steeped in history and brimming with character.

### Quick Overview

- Character Property
- Located close the to Village of Low Bentham
- One Bedroom & One Bathroom
- Unspoilt Countryside Views
- Detached Single Garage
- Garden with Woodland & Summer House
- Off Road Parking
- Railways Links Close By
- No Onward Chain
- Ultrafast Broadband Available



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Ultrafast  
Broadband\*



Parking &  
Garage

Property Reference: KL3592





Living Room



Kitchen



Dining Room



Sun Porch

As you step inside, a welcoming porch greets you, thoughtfully designed for storing shoes and coats, ensuring a tidy entrance. To your immediate left, the airy lounge space unfolds, featuring a warming gas fire that creates a cosy atmosphere, ideal for both relaxing evenings and entertaining guests. The generous layout and abundant natural light make this room the heart of the home.

Ascending a small set of stairs, you'll discover Bedroom one, a serene sanctuary boasting arguably the best view in the house. Overlooking the tranquil River Wenning, this room offers a peaceful retreat complete with an adjoining Jack and Jill style shower room comprising a three-piece suite with shower, pedestal sink and W.C. Upstairs from the bedroom there is an occasional room with a Velux window, having a multitude of purposes including dressing area, office or space for a sleeping platform.

The kitchen is a functional space, illuminated by a skylight, and features a one and a half stainless steel sink unit with complementary worktops. The quarry tiled floor seamlessly transitions into the dining area, an ideal setting for hosting, surrounded by period features such as beamed ceilings and arched windows that run throughout this home.

A set of stairs at the end of the room leads to a versatile space, perfect for an office or hobby room, allowing you to tailor the home to your lifestyle needs with a handy storage cupboard.

To the rear, there is a sun porch which also makes for a handy utility space as desired, opening up to a tiered garden space and terrace, offering unspoilt countryside views over the River Wenning. This outdoor haven is perfect for enjoying sunsets, with a small woodland and summerhouse adding to the charm and tranquillity of this picturesque retreat. There is a detached single garage with power, light and water with extra space to the left for storage.



Bedroom One



View from Bedroom One





Bedroom One



Office/ Occasional Bedroom



Dressing Space



Jack and Jill Shower Room

#### Accommodation with approximate dimensions:

**Living Room** 12' 10" x 11' 10" (3.91m x 3.61m)

**Dining Room** 12' 10" x 12' 2" (3.91m x 3.71m)

**Kitchen** 9' 2" x 8' 1" (2.79m x 2.46m)

**Sun Porch** 15' 5" x 5' 3" (4.7m x 1.6m)

**Bedroom** 12' 10" x 9' 6" (3.91m x 2.9m)

**Office/ Occasional Room** 19' 6" x 12' 10" (5.94m x 3.91m)

**Occasional Room** 12' 10" x 9' 6" (3.91m x 2.9m)

#### Property Information

##### Parking

Off road parking for several cars

##### Tenure

Freehold (Vacant possession upon completion).

##### Council Tax

Craven District Council - Band C

##### Services

Mains gas, electric and water. Private septic tank drainage. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Restrictive covenants apply. Please contact the office for further information.

##### Energy Performance Certificate

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

##### What3Words

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##### Viewings

Strictly by appointment with Hackney & Leigh.

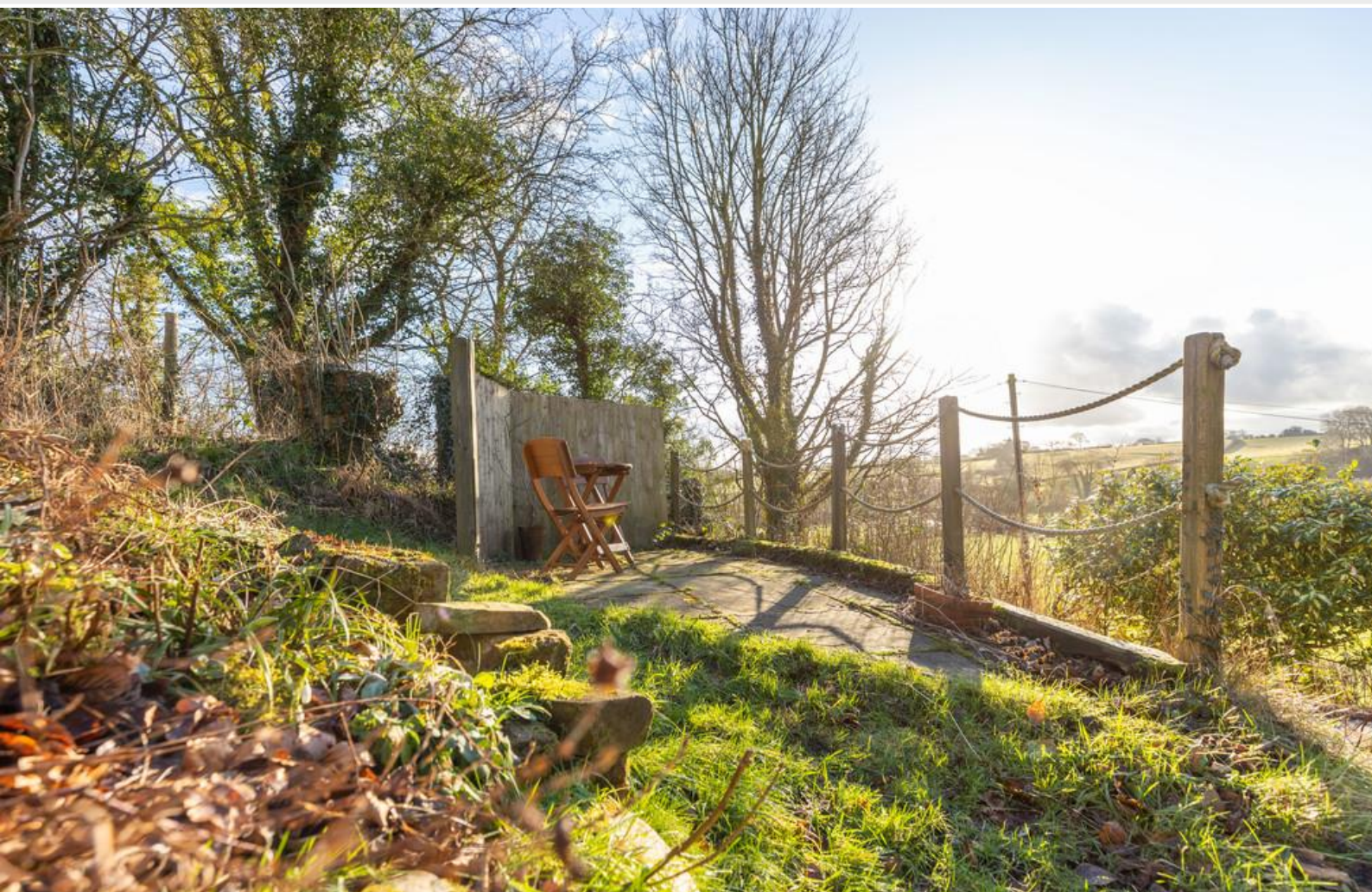
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Drone Shot over Ridding Lodge



Patio Space





Summer House and Outside Space



Countryside View from the Patio

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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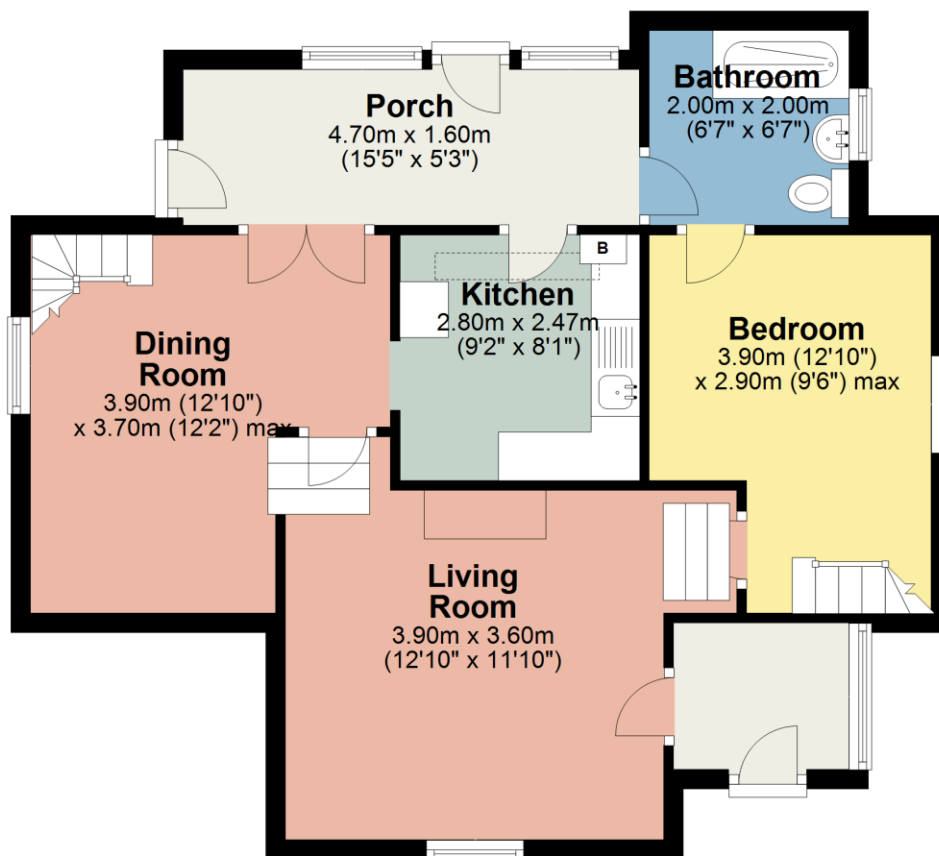


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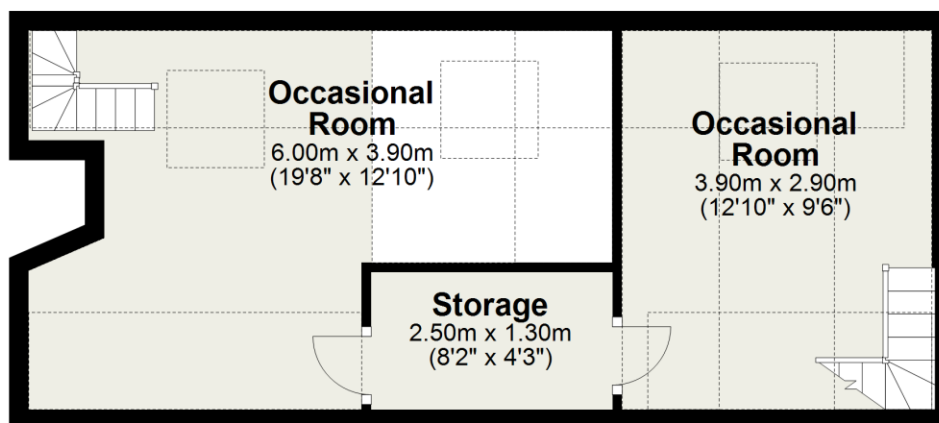
## Ground Floor

Approx. 60.8 sq. metres (654.0 sq. feet)



## First Floor

Approx. 33.9 sq. metres (365.3 sq. feet)



**Total area: approx. 94.7 sq. metres (1019.4 sq. feet)**

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

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