

## YEW TREE HOUSE

£535,000

Low Bentham, LA2 7DS

**In a quiet central village location, yet tucked away off the main thoroughfare, a spacious detached property built in the early 2000's, bordering open fields to the rear with lovely open views.**

Contemporary, well-proportioned and extremely light and bright accommodation with high quality fixtures and fittings. Entrance hall, cloakroom, breakfast kitchen, dining room, study, shower room and a large sitting room with windows to one wall. Generous principal bedroom with en suite shower room, three further double bedrooms and a house bathroom. Double garage with store and private parking for two cars. Rear decked and flagged terrace overlooking open countryside and a woodland banking with mature trees and shrubs.

**In a highly accessible location, a cracking all-round family house.**





## Welcome to **YEW TREE HOUSE**

**£535,000**

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### Here's our **TOP TEN** reasons to love **Yew Tree House**:

- 1. Location, location, location** - in a central village location, yet tucked away off the main thoroughfare within walking distance of the local facilities.
- 2. It's all about the space** - built in the early 2000's, the well-proportioned and contemporary accommodation is set over two floors with splendid light filled rooms and an approximate gross internal area of 2211 sq ft (205.4 sq m).
- 3. Come on in** - a covered entrance leads into the light and bright entrance hall with cloaks cupboard and understairs storage.
- 4. 'Wow factor' triple aspect sitting room** with large picture windows to one wall and a gas flame effect fire. There's also a **dining room** with glazed doors out to the decked terrace and a **study** - ideal as a home office. This room could also be used as a ground floor bedroom.
- 5. Comprehensively fitted dual aspect kitchen** with a range of base and wall units, island unit with breakfast bar, integral appliances including electric oven, grill and warming drawer, gas hob, fridge/freezer, space for an undercounter washing machine, built in wooden chopping board with waste bin beneath and skylight window.
- 6. and when the day is done...** an oak and steel staircase leads to the landing with floor to ceiling picture windows. Off here are **four double bedrooms** to the first floor. The generous principal bedroom has a 'wow factor' of its own with picture windows to one wall, a range of fitted wardrobes and an **en suite shower room**. Bedroom 2 has a lovely leafy outlook and bedroom 3 has fitted furniture.
- 7. Bath and shower rooms** with a three piece shower room to the ground floor and a five piece bathroom with spa bath, twin wash basins and a separate shower to the first floor.
- 8. Garaging and parking** with a double garage, 435 sq ft (40.4 sq m) having up and over doors, power and light. There's also a useful store to the rear - please note this has restricted head height. Private parking for two cars.
- 9. Lovely informal gardens** with a decked and flagged seating terrace at the rear bordering open fields - the perfect spot to sit and enjoy the view. To the side, a woodland bank planted with mature trees and shrubs including azaleas and rhododendrons, which add a stunning burst of colour in the spring. Steps lead up to an elevated seating area.
- 10. Family friendly and accessible village**, Low Bentham is convenient for road and rails links (there's even a train station in High Bentham). Close to the national parks of the Yorkshire Dales and the Lake District, as well as the Lune Valley and the Forest of Bowland AONB, the area is surrounded by stunning countryside; for more information on the local area, road and rail links, please see page 5.







## Central, yet private village setting

Situated close to the **Yorkshire Dales and Lake District National Parks** and the **Forest of Bowland AONB**, Low Bentham is ideal for those who enjoy an active life; this is an area where the outdoors can be embraced - popular for caving and potholing with dramatic waterfalls and caves at Ingleton or whether you like to walk, run or cycle, there are many scenic routes on hand with the famous Three Peaks, (Ingleborough, Whemside and Pen-y-Ghent) nearby.

**Low Bentham**, together with neighbouring **High Bentham**, has a good range of local shops, pubs (The Sundial in Low Bentham is within easy walking distance of Yew Tree House), a range of eateries, churches, post office, florists, Co-op, Spar as well as a golf course and club house enjoying panoramic views of Ingleborough. There is also a play area full of fun equipment and a basketball court.

More choice is offered in **Ingleton** (4.2 miles) a tourist destination with a choice of eateries, gift shops and an outdoor heated pool (open May to September), two Co-ops, a petrol station, as well as award winning Seasons Bakery and Country Harvest with its great deli counter.

The ever-popular Cumbrian market town of **Kirkby Lonsdale** (8 miles) has a host of independent shops and places to eat, you'll be spoilt for choice! The town provides a good range of local facilities - a bank, churches, florists, the Post Office, Booths supermarket, Boots Chemist, an optician and doctors' and dentists' surgeries.

A larger selection of facilities are available in **Settle** (12.5 miles), **Lancaster** (14.2 miles) or **Kendal** (20.7 miles).

As far as schools are concerned, there is a primary school, (Bentham Community Primary School) located between High and Low Bentham. Lancaster is home to the highly regarded boys' and girls' grammar schools and there are secondary schools at Kirkby Lonsdale (Queen Elizabeth School with the school bus pick up at The Sundial), Settle and Lancaster. Independent schools are at Sedbergh or Giggleswick.

### Travelling further afield:

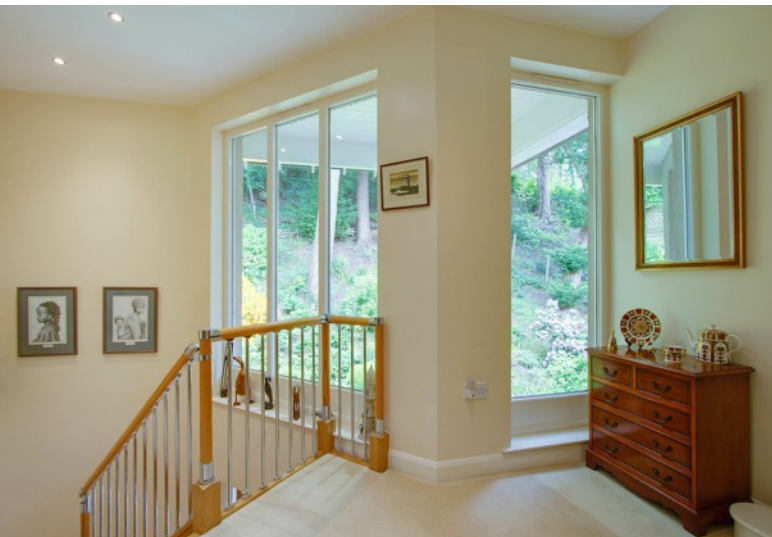
**By car** - once here, you'll find it a convenient spot, not just for access to the M6 (12 miles) but if you are travelling east, head out onto the A65 and bear right.

**By air** - Leeds Bradford Airport (46.3 miles), Manchester Airport (74.5 miles) and Liverpool Airport (80.1 miles).

**By train** - there is a train station in neighbouring High Bentham (excellent!) with services running between Leeds, Skipton, Lancaster and Morecambe. Lancaster has a station on the West Coast Line.

**To find the property:** from J34 of the M6, take the A683 towards Kirkby Lonsdale. Head through the village of Caton and Claughton and turn right onto the B6480. Continue through Wray and Wennington and into Low Bentham. On entering the village, you'll see the Sundial public house on your left; turn left onto the gravel driveway immediately before The Sundial, continue past Stonegate House on the right and Yew Tree House is straight ahead to the right hand side.

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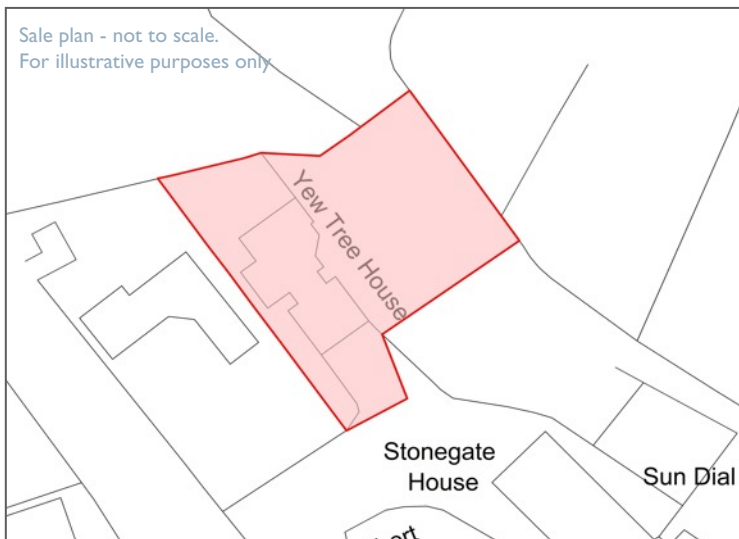


## Services and specifications

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- Mains electricity, gas, drainage and water
- Gas central heating with a new boiler fitted 2024
- Fibre broadband connected
- Underfloor heating to both floors
- uPVC double glazed windows
- Oak floor in the sitting room and entrance hall and tiled kitchen floor
- Security alarm
- External lighting





## The finer details

### Council Tax

Yew Tree House is currently banded F for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

### Local and Planning Authority

North Yorkshire Council.

[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

### Please note

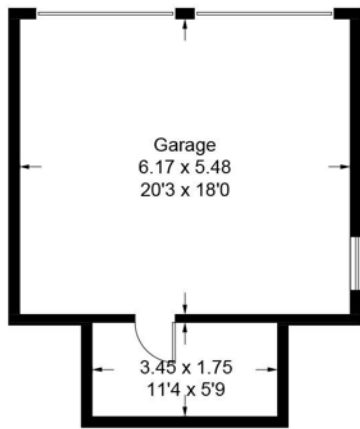
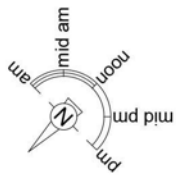
- Carpets, curtains and blinds, curtain poles and some light fittings are included in the sale
- The tumble dryer and fridge freezer in the garage are excluded from the sale
- The Bosch washing machine and some garden pots are available by separate negotiation
- Yew Tree House has a right of access over the gravel driveway owned by Stonegate House. Maintenance obligations apply.

### Money Laundering

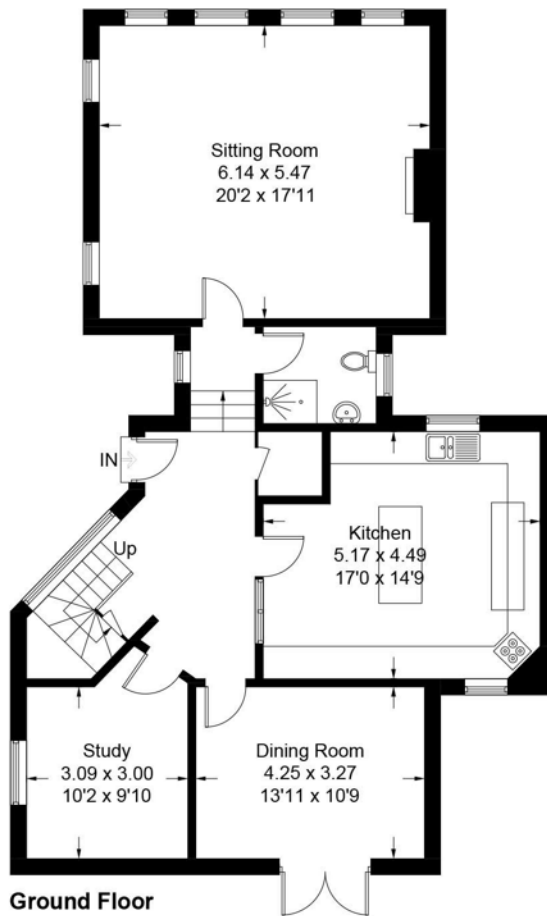
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

# Yew Tree House, Low Bentham, LA2 7DS

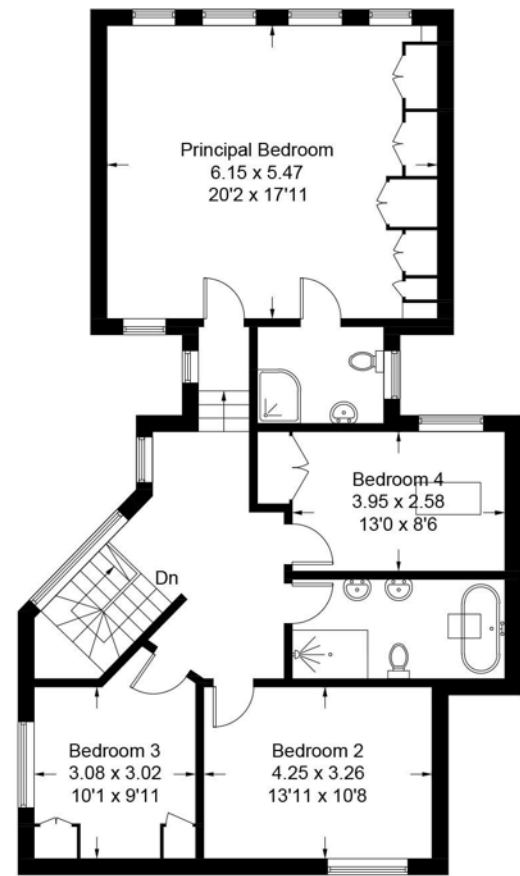
Approximate Gross Internal Area = 205.4 sq m / 2211 sq ft  
 Garage = 40.4 sq m / 435 sq ft  
 Total = 245.8 sq m / 2646 sq ft



Lower Ground Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1084449)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPCA.UK.COM			

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