

## STONEGATE HOUSE

£650,000

Low Bentham, LA2 7DS

**Artistic and atmospheric - a truly charismatic Grade II Listed property with original period features and an interesting history, beautifully combined with extremely stylish interiors to create a spacious and incredibly welcoming 21st Century home.**

Dating back to 1609 and believed to be the oldest dwelling in the village, the property has been transformed by the current owners and offers generous accommodation with a versatile and sociable layout. Two reception rooms, snug, kitchen, breakfast room, four double bedrooms, bathroom, shower room and second floor Tower Room with access to the garden. Driveway parking for several cars and landscaped garden to the front, flagged courtyard garden and tiered rear garden with mature planting and splendid views across rooftops towards the fells.

**This really is one not to miss - situated in a popular and accessible village location within walking distance of the town's amenities.**







## Welcome to **STONEGATE HOUSE**

**£650,000**

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Situated close to the **Yorkshire Dales and Lake District National Parks** and the **Forest of Bowland National Landscape** (formerly known as an 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, a range of eateries, churches, post office, florist, 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 outside heated pool (open May to September), a Co-op and an Asda Express/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 doctor's 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 (11.6 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 with direct trains to London Euston, Manchester, Edinburgh and Glasgow. Settle station (13.2 miles) is on the scenic Settle to Carlisle 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, through the stone gate piers and wrought iron gates and Stonegate House is on the right.

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## A truly charismatic Grade II Listed village property

Situated in a central village location, yet set back off the main thoroughfare, Stonegate House is a striking property from the outside, but wait until you see inside!

Being Grade II Listed, the property is bursting with original period features (ceiling beams, exposed floor boards, decorative tiled floor, deep skirtings, six panelled doors, entrance door with coloured glass, decorative plasterwork, wood staircase and mullion windows etc.). Four distinct architectural periods have formed the property as it is today; the original house is Jacobean, dating back to 1609 and reputedly the first dwelling in Bentham. During the Georgian era, the facade was altered with the addition of two large bays; the entrance door is central to the windows with a covered slate porch. In the late 1800's, the Jubilee Tower, a three storey extension was built with a garden room on the third floor, to celebrate Queen Victoria's Diamond Jubilee. Finally, the property was extended again in the early 1970's and run as a successful restaurant with rooms.

Spacious and versatile (gross internal measurement of 3299 sq ft [306.5 sq m]) with a wonderful, eclectic combination of styles, the property has been a private dwelling since the late 20th Century and the impressive, atmospheric and immensely stylish interiors inspired by the current owners' love of Morocco (along with a Mediterranean kitchen and shower room) have featured in many publications including the Sunday Times, the Telegraph, Extraordinary Interiors as well as being showcased on Instagram (@kasbahkate)

*Let us take you on a tour...*

Come on in through the covered entrance and into the **hall** with understairs cupboard. Off here, is a **snug** with large bay, painted floorboards, shelved recessed arch and wood burning stove.

The hall is open to the **breakfast room** with built-in cupboards to one wall and two skylight windows.

The **dining room** with recessed arch and large bay, leads in to a fabulous sociable space with the sitting room being open to the kitchen. The contemporary **sitting room** has windows and doors out to the courtyard and fitted shelving. A couple of steps lead up to the **kitchen**, which also has a glazed door out to the courtyard. There is a breakfast bar, pot sink with stone slab, decorative tiled worktops, undercounter space and plumbing for a washing machine and dishwasher, as well as space for a tumble drier, inset shelving and a two oven Aga set in Moroccan tiles.

A staircase leads to the first floor main landing with a useful **store cupboard**, arch, picture window and has three double bedrooms off. **Bedrooms 2 and 3** both have **walk-in wardrobes** and the generous dual aspect **principal bedroom** has an Adam style marble fireplace and hearth, built-in wardrobes to one wall and windows to the other.

Double opening doors lead into the stunning four piece **house bathroom** with marble effect walls and floor, free standing bath with shower attachment, two Art Deco style wash basins and bespoke solid brass fittings.

Off the second landing there is a **linen cupboard**, **shower room** with 'pebbled' walls and floor, nickel fittings and a vanity washbasin set on a tiled console and **bedroom 4** with wall panelling and ladder access to the **Tower Room**, which leads out to the tiered rear garden with glazed doors and 'crowned' with a four-sided window with leaded and coloured panes - this could be an occasional bedroom but is the perfect spot for a studio/hobby room.

### Outside space

Set within grounds of c. 0.37 acres (0.15 hectares) there is a large gravel **parking area** for several vehicles to the front of the property.

Also to the front, is a **landscaped garden** with two circular seating terraces formed with setts, a wooden pergola covered with wisteria and planted beds, filled with an array of lovely shrubs, trees and ground covering plants.

To the side and with access from the kitchen and sitting room, is a **private gated flagged courtyard** under a beautiful copper beech canopy with stone steps leading to an informal garden.

A **tiered, landscaped garden** is situated to the rear with various seating areas from which to enjoy the south easterly/north westerly panoramic views across roof tops towards the fells (the decked terrace is a real sun trap). There are mature planted beds, paths and a timber bridge with pergola leading from the Tower Room.

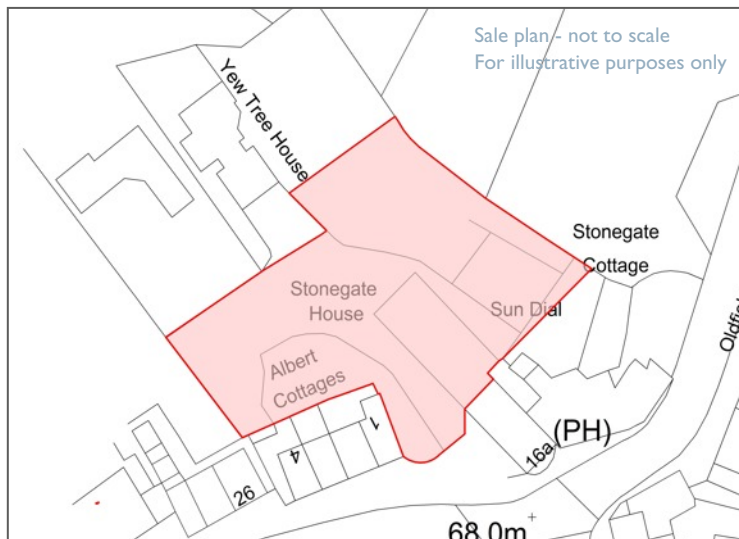


## Services and specifications

- Mains electricity, gas and drainage
- Mains metered water
- Gas central heating with woodburning stove in the snug
- Oil fired Aga with immersion heater
- A combination of single glazed windows and aluminium windows and doors in the sitting room and the kitchen
- Broadband connected
- Electric underfloor heating in the house bathroom
- Amtico floor in the kitchen
- Amtico herringbone floor in the principal bedroom
- Porcelain marble effect tiles in the house bathroom
- External water tap
- External power points







## The finer details

### Council Tax

Stonegate House is currently banded G for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

### Local and Planning Authority

North Yorkshire Council (Craven)

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

### Please note

- Carpets, curtain and blinds, curtain poles, some light fittings and white goods are included in the sale
- Some light fittings are available separately
- Dining room chandelier, garden moon arch and planters are specifically excluded
- The Lodge, 16a Main Street owns the first section of the drive with Stonegate House, Yew Tree House and Orchard House having a right of way across. Yew Tree House and Orchard House both have a right of access across the drive belonging to Stonegate House and contribute to upkeep.
- The property is Freehold, with vacant possession on completion
- The property is Grade II Listed - List Entry Number 1131628, date listed 24 June 1988.

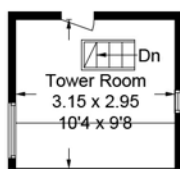
### Money Laundering

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.

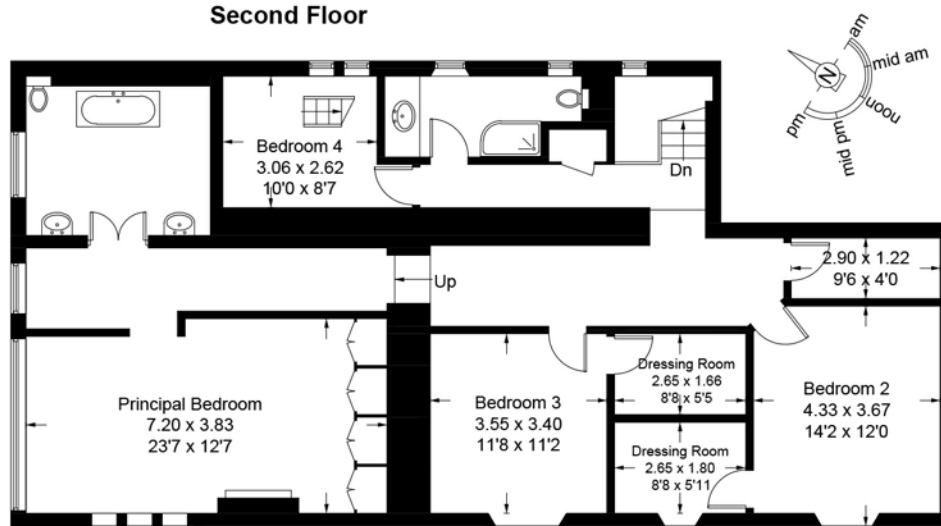


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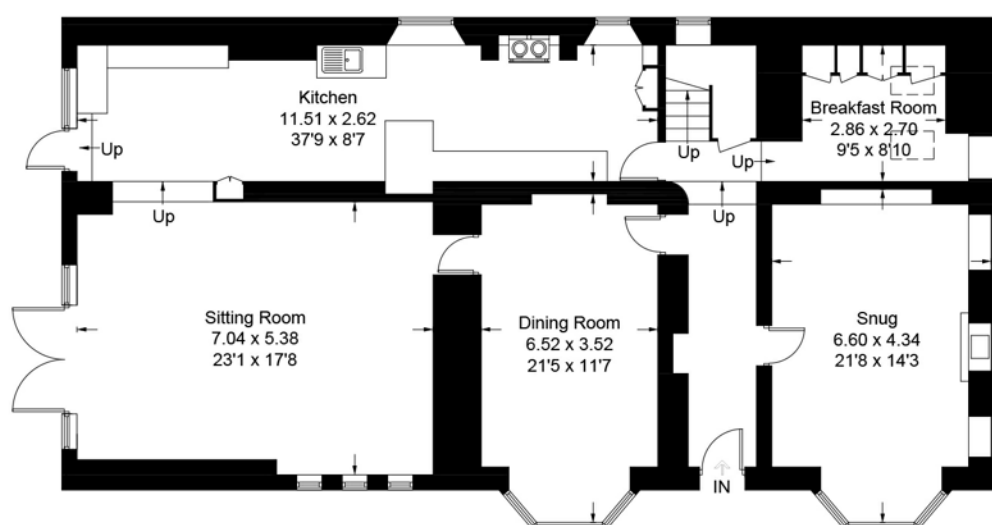
Approximate Gross Internal Area = 306.5 sq m / 3299 sq ft



Second Floor



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1141596)