

## OLD BUTTS

£780,000

Bentham, LA2 7AN

**Situated in a private rural setting, surrounded by glorious open countryside and splendid gardens, character farmhouse with attached barn and former shippon, converted to create an instantly welcoming and utterly charming country home.**

Sensitively refurbished and extended since the current owners purchase in 2013, enjoy the space and flexibility on offer. Set over two floors, there is a dining kitchen open to family room, snug, study, home office, boot room, utility room and fabulous, sociable reception room with a contemporary feel. Four double bedrooms, house bathroom and separate shower room. Two driveways provide ample parking, large single garage with attached former piggery and a garden store. Informal private gardens surround the property with large level lawns, wildlife meadow, vegetable gardens, woodland, mature planting, wildlife pond and seating terrace. To the northeast, an opening in the woodland provides the most magnificent view of Ingleborough. In all, 1.61 acres (0.65 hectares).

**If you are looking for peace and quiet in an accessible location, this is a must see.**







## Welcome to **OLD BUTTS**

**£780,000**

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Situated close to the **Yorkshire Dales, Lake District National Parks** and the **Forest of Bowland National Landscape** (formerly known as an AONB) and on the edge of a **Site of Special Scientific Interest (SSSI)** Old Butts is in an ideal location 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.

**High Bentham** (2.7 miles), has a good range of local shops, pubs, 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.

**Clapham** (3.4 miles) is a charming village, partly situated within the Yorkshire Dales National Park. There are a selection of local facilities including Post Office/village store, church, village hall, railway station, The New Inn public house, guest houses and cafes, craft shops as well as an organic vegetable shop and Ingleborough Hall Outdoor Education Centre. More choice is offered in **Ingleton** (4.1 miles), a tourist destination with a choice of eateries, gift shops and an outside heated pool (open May to September).

The ever-popular Cumbrian market town of **Kirkby Lonsdale** (7.4 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** (9.7 miles) or **Lancaster** (18.1 miles).

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

### **Travelling further afield:**

**By car** - once here, you'll find it a convenient spot, not just for access to the M6 J34 (16 miles) but if you are travelling east, head out onto the A65 and bear right.

**By air** - Leeds Bradford Airport (43.5 miles), Manchester Airport (78.5 miles) and Liverpool Airport (84 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** - turn off the A65 at Clapham signposted High Bentham and proceed on the road across the moor, for 2.6 miles (it's a lovely drive). Take the first left after passing a barn conversion and farmhouse (New Butts) onto Chesters Lane just before the bungalow and Craven Concrete. Proceed down the lane for 0.2 miles, bear round to the left and continue for a further 0.3 miles. Old Butts is on the left hand side.

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## Stunning rural location

Situated in a quiet picturesque rural location and surrounded by glorious countryside, Old Butts is an immensely charming farmhouse with an attached converted barn and shippoon set in the most wonderful gardens.

Since the current owner's purchase in 2013, the property has been extended and has undergone a sympathetic refurbishment, taking three years to complete.

Character features are at every turn in the original farmhouse (flag floors, boarded doors with Suffolk latches, exposed beams, oak doors and window lintels, exposed stone wall, internal arch window) and these sit well alongside a contemporary conversion of the attached lean-to former shippoon and barn to create a large, light and bright open plan and extremely sociable living/dining room, utility room, as well as an office (which could be used as a fifth bedroom) and a shower room.

With a gross internal measurement of 2576 sq ft (239.3 sq m) the versatile accommodation is beautifully and stylishly presented.

*Come on in and let us walk you round...*

An enclosed **porch** with flag floor and stone bench leads into a **boot room** also with flag floor and inset shelving.

The farmhouse **dining kitchen** is instantly welcoming with oak base units, wooden worktops, double pot sink, integral refrigerator, induction hob, electric oven and a cream two oven Rayburn. The dual aspect **family room** is open to the kitchen with a glazed door out to the garden and a wood burning stove set on a flag hearth with decorative tiled backdrop. Also off the kitchen is the **snug** with wood burning stove and glazed door out to the garden.

From the kitchen, a door leads into a fabulous sociable space with a contemporary feel - a **living/dining room**, perfect for family gatherings or entertaining friends. There are two conservation skylight windows, a glazed door, three windows and a tall window, which allows natural light to flood in and for colder evenings, a wood burning stove to one end.

A **hall** leads off the reception room with glazed door and toplight window. Off here, is a store cupboard, a three piece **shower room**, **utility room** with base units, wood worktops, Belfast sink and space and plumbing for an undercounter washing machine, as well as an **office** with conservation skylight, fitted bookshelves and cupboards. Opposite is a dual aspect **study/hobby room** with oak floor.

From the living/dining room an open riser staircase leads to the first floor **landing** with original mullion opening and two skylights with etched glass, off which are **four double bedrooms** and a **house bathroom**. Bedrooms 1 and 2 are both dual aspect with lovely garden views. Bedroom 1 is open to the apex with original ceiling beams and a window seat with bedroom 2 having a recessed arch with shelving. Bedroom 3 has a cast iron fireplace and the airing cupboard can be found in bedroom 4.

The bathroom has a three piece suite with vanity wash basin.

### Outside space

There are two drives; one to the south west with timber gates leading to a large gravel drive providing ample parking. A second gated gravel drive to the south east, provides access to the front of the house and to the garage.

A large **single garage** c. 21'7 x 8'4 (6.62m x 2.56m) has power and light with timber double open doors. Attached is a former **piggery**.

Attached to the house, is a small **garden store** 16 sq ft (1.5 sq m).

Bordered by trees which provide a significant degree of privacy, **delightful mature gardens** surround the house with level lawns, wildlife meadow, a rockery, wildlife pond, established planted beds, trees, flagged seating terrace, cobbled paths, vegetable gardens and an area of woodland. To the northeast is a clearing to create the perfect spot to sit and take in the breathtaking view across open countryside to majestic Ingleborough beyond.

In all, 1.61 acres (0.65 hectares).



## Services and specifications

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- Mains electricity and water
- Private drainage to a new sewage treatment plant located within the property's boundaries
- Oil fired central heating with hot water heated by the boiler and Rayburn
- Wood burning stoves in the snug, family room and open plan living/dining room
- B4RN Broadband connected - if you're not familiar with this excellent local service please have a look at their website [b4rn.org.uk](http://b4rn.org.uk). This is fabulous if you are looking to work from home or just stay connected with the outside world.
- Double glazed windows set in wooden frames
- Limestone flag flooring in the reception room, inner hall, boot room, shower room; original flags but not to the house
- Engineered oak floor in the study and office
- Original floor boards to the first floor
- Cold water tap







## The finer details

### Council Tax

Old Butts is currently banded E for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

### Local and Planning Authority

North Yorkshire Council

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

### Please note

- The integral refrigerator, Rayburn, electric oven and induction hob as well as shelving in the garage are included in the sale
- Photos taken September 2024

### Tenure

Freehold with vacant possession on completion

### 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.

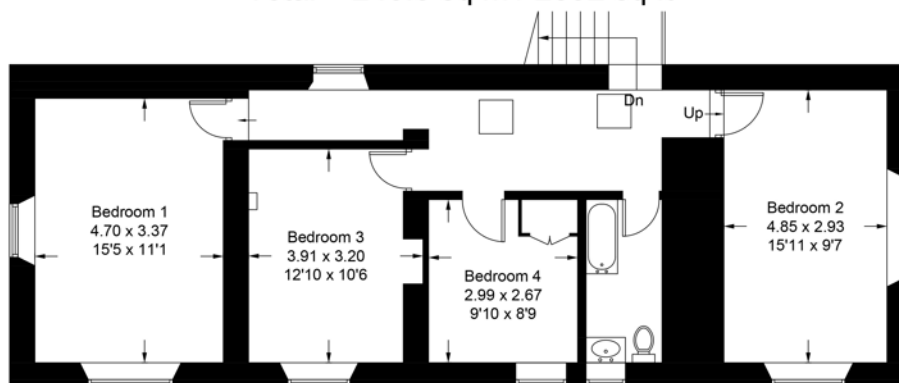


## Old Butts, Bentham, LA2 7AN

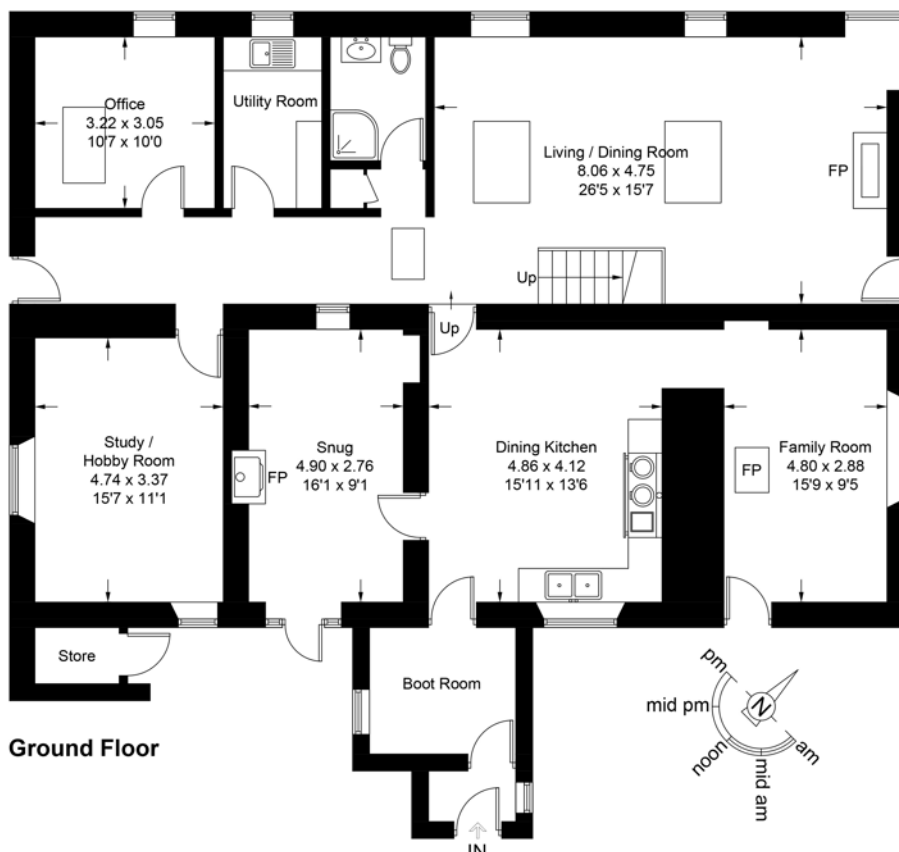
Approximate Gross Internal Area = 239.3 sq m / 2576 sq ft

Store = 1.5 sq m / 16 sq ft

Total = 240.8 sq m / 2592 sq ft

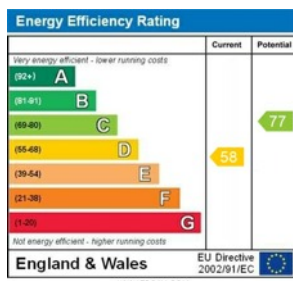


First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1122459)



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