

TOWN HEAD FARM

£475,000

Low Bentham, LA2 7ER

Enjoying splendid far reaching views, an exciting opportunity to refurbish the existing farmhouse and to create a four bedroom attached dwelling.

In the same family since 1893, the existing farmhouse comprises two reception rooms, kitchen, larder, three bedrooms and a house bathroom. There are plans for a courtyard, double garage and rear garden. There is also consent to convert the attached barn and shoppings to create an additional two storey dwelling with an open plan living kitchen, dining room, study, conservatory, utility room, cloakroom, four double bedrooms and three bath/shower rooms. Externally, there will be a large single garage, private parking and garden. A gently sloping paddock lies to the south of the property, c 1.41 acres (0.57 hectares). In all, c 1.70 acres (0.69 hectares).

In an edge of village setting within a short walk of village amenities and highly accessible for road and rail links.





Welcome to **TOWN HEAD FARM**

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Here's our **TOP TEN** reasons to love Town Head Farm:

- History** - in the same family since 1893, Town Head Farm comprises a former farmhouse, now ready for a complete refurbishment, as well as an attached stone barn and outbuildings with consent to convert into a separate four bedroom dwelling.
- Fabulous far reaching views** - with a south westerly outlook down the Lune Valley and towards the Forest of Bowland National Landscape.
- As it stands**, the existing farmhouse, c. 1665 sq ft (154.7 sq m), has a kitchen with base and wall units, a larder and two reception rooms, both with open fires. The sitting room, with alcove cupboard, and hall have decorative floor tiles. To the first floor are three bedrooms and a three piece house bathroom with airing cupboard. There is also a cellar with flag floor and stone benches as well as a workshop, accessed externally.
- External space** - plans show for a small courtyard to the south of the farmhouse along with a double garage. There is also an area to the west to allow for the formation of a small garden.
- Immense potential** for the attached barn and shippens - planning consent was granted in 2008 (Reference No. 08/2007/7847 dated July 2008) for 'conversion of redundant agricultural farm building into a residential property (and change of use of agricultural land to extend residential curtilage of existing house). A new gateway was installed in 2011 forming part of a related application (Reference No. 08/2007/7848 dated July 2008) for the 'Erection of four properties to the north of Town Head Farm'. Commencement is confirmed but interested parties are advised to make their own enquiries to North Yorkshire Council.
- Existing layout** - currently with access from the dining room of the house, the large lean-to passageway has a red brick floor and corrugated roof. A door leads into the double height barn with flag floor and original barn door. Off here is a smaller shippone with concrete stalls and further stores.
- Internal plans for the new dwelling show** for an entrance hall with cloakroom and study off, living kitchen open to dining room, conservatory with doors out to the garden, principal bedroom with en suite bathroom and utility room to the ground floor and three double bedrooms, one with an en suite shower room and a house bathroom to the first.
- Parking and garden for the new dwelling** - plans show for a new access to be created to the north of the barn leading into a parking area. A large attached single garage has access into the utility room. The drive leads around to the rear where there is space for a garden.
- Paddock** - situated to the south lies a gently sloping parcel of land c. 1.41 acres (0.57 hectares), perfect if you want to keep a few sheep or chickens! The land has two access points off the highway.
- Location really matters** - in a quiet edge of village setting in Low Bentham, within walking distance of the facilities. For further details on the surrounding area, please turn to page 5.





Proposed floor plans and elevations





Edge of village setting with lovely open views

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, Whernside 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 Town Head Farm), 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** (3.9 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** (7.5 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** (12.9 miles), **Lancaster** (14.7 miles) or **Kendal** (20.1 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 (12.2 miles) but if you are travelling east, head out onto the A65 and bear right.

By air - Leeds Bradford Airport (46.7 miles), Manchester Airport (76 miles) and Liverpool Airport (79.8 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, turn left onto Burton Road (you'll see The Sundial pub on your left) and proceed up the hill. After approximately 0.5 miles Town Head Farm is on the left hand side, before a select development of three modern houses.

what3words reference: ///equipping.splits.flies



Services and specifications

- Mains electricity, water and drainage
- Two open fires in the sitting and dining rooms
- Immersion heater for hot water
- Double glazed windows in uPVC frames





Paddock



The finer details

Council Tax

Town Head Farm is currently banded E for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local Planning Authority

North Yorkshire Council (Craven)

W: www.northyorks.gov.uk

Health & Safety

The lean-to passageway and shippon is partially dilapidated.

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.

Please note

- The property is freehold, with vacant possession on completion
- An overage is to be applied on part of the land to the southern boundary - further details from the agent
- There is a designated footpath running along a section of the eastern boundary. The footpath is within the ownership of Town Head Farm but is maintained and insured by a third party. Further details are available from the agent.

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.



Town Head Farm, Low Bentham, LA2 7ER

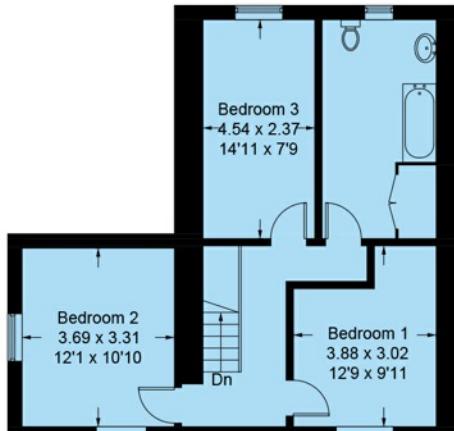
Approximate Gross Internal Area = 210.0 sq m / 2260 sq ft

(Including Store)

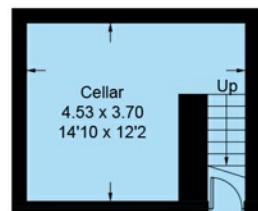
Farm House = 154.7 sq m / 1665 sq ft

(Including Cellar)

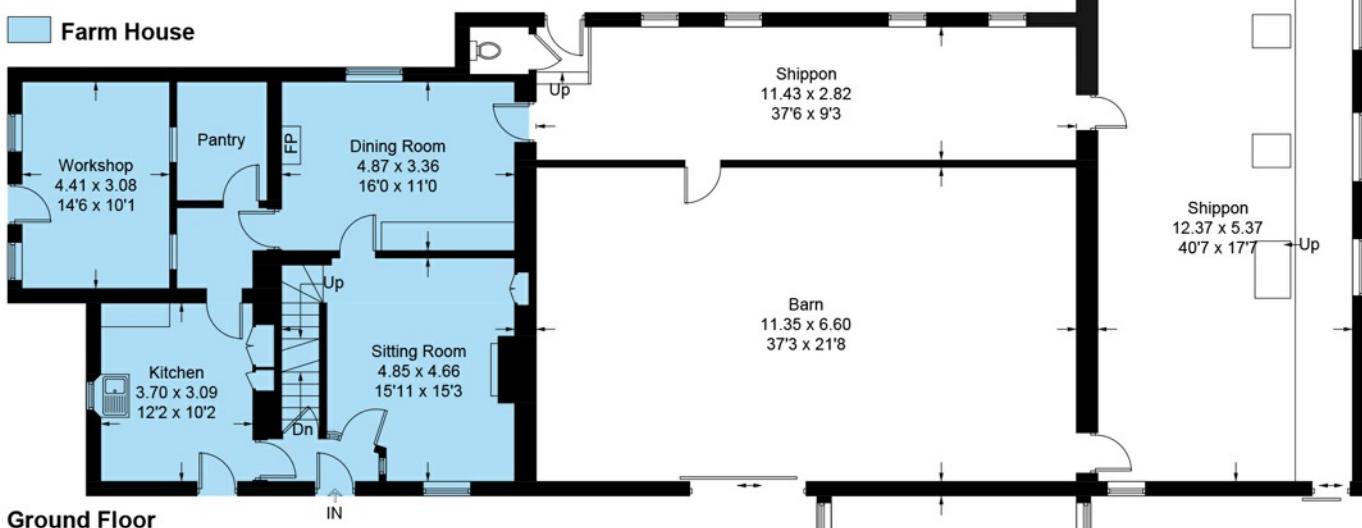
Total = 364.7 sq m / 3925 sq ft



First Floor

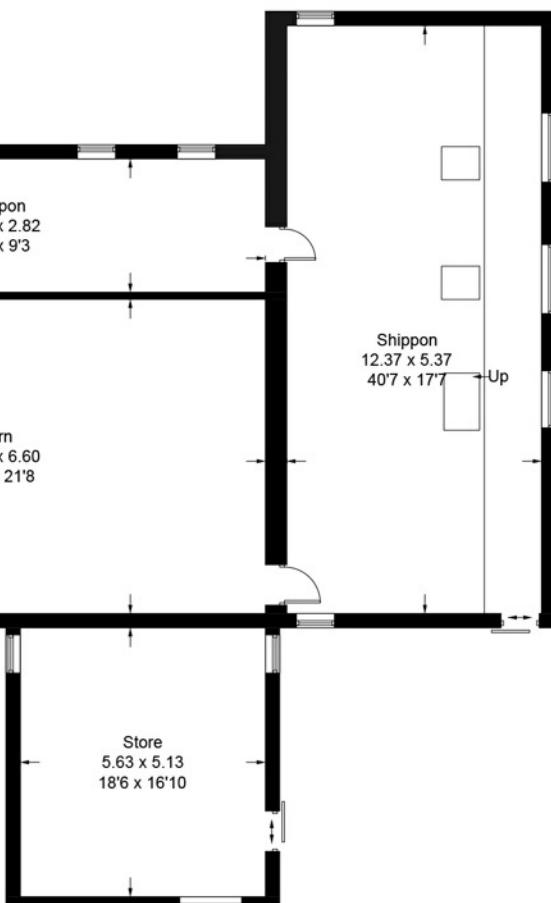


Cellar



Ground Floor

Existing floor plans



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs:			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs:			
		45	
		1	
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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