

FIELDWAY

£600,000

34 Mount Pleasant, High Bentham, LA2 7LA

Set back off the main thoroughfare, a substantial, modern detached property set in a good-sized-plot with lovely views and a paddock.

Well-proportioned, light, bright and flexible accommodation over two floors with sitting room having door out to balcony, dining room, dining kitchen, laundry/utility room, study, three double bedrooms, one being en suite, a wet room and cloakroom to the ground floor. To the lower ground floor, a family room, two further double bedrooms, one with an en suite shower room and a sun room/porch. Integral single garage and excellent parking and turning provision. South facing gardens to the rear with lawn, seating terraces, and pond. Adjacent paddock c. 0.25 acres (0.10 hectares). In all, 0.57 acres (0.23 hectares).

A cracking all-round family house in a highly accessible location and within walking distance of the town's facilities.





Welcome to **FIELDWAY**

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Here's our **TOP TEN** reasons to love Fieldway, 34 Mount Pleasant:

1. **Set back off the main thoroughfare**, Fieldway is a substantial detached 1980's property set in a generous plot, c. 0.32 acres (0.13 hectares excluding the paddock). Partially refurbished since the current owners' purchase with scope for further enhancement.
2. **It's really rather roomy** with a gross internal area of c. 2748 sq ft (255.3 sq m) including the garage, the extensive and flexible accommodation is set over two floors with good sized spaces.
3. **Lovely, light filled rooms** - big windows allow the natural light to flood in and frame the lovely open views across the garden and paddock from the principal rooms.
4. **Come on in to** the 'L' shaped entrance hall with oak floor, built-in cloaks cupboard, additional storage cupboards and part panelled walls to dado height. The dual aspect sitting room has a gas stove set on a tiled hearth and a glazed door leading out onto the balcony with wrought iron railings. The dining kitchen, also dual aspect, is fitted with base and wall units and integral appliances including an electric oven and grill, induction hob, dishwasher and fridge/freezer. Backing up the kitchen is a utility/laundry room with door to outside. There is also a dining room, study and cloakroom to the ground floor. Stairs lead down to the lower ground floor with a large family/games room with sun room/porch.
5. **Bedrooms and bath/shower rooms** - there are five bedrooms. The principal bedroom, with built-in wardrobes to one wall and an en suite bathroom and splendid views, is on the ground floor along with bedrooms 2 and 3, both having built-in wardrobes; there is also a wet room to the ground floor. To the lower ground floor, are two further bedrooms with bedroom 4 having a built-in wardrobes and en suite shower room.
6. **Potential for self contained multigenerational living** - the lower ground floor has a separate entrance through the sun/porch. The suite of rooms could be used for a dependent relative or guests, or can simply be part of the overall accommodation as it is now.
7. **Garaging and parking** - the drive is secure and gated with electric gate. There is excellent parking provision and an integral single garage with electric up and over door, power, light and small store to the rear.
8. **Generous outdoor space** with a south facing garden. There is a large lawn, paved seating terraces, pond and a timber shed.
9. **Paddock** - to the south, there is a paddock, c. 0.25 acres (0.10 hectares); it's ideal for a few sheep or chickens.
10. **Great access to the splendid outdoors** - with the Yorkshire Dales National Park and the Forest of Bowland National Landscape on your doorstep as well as being close to the Lake District and the Lune Valley, it's all beautifully accessible in whichever direction you head.







Bustling market town

Close to the **Yorkshire Dales and Lake District National Parks** and just outside the **Forest of Bowland National Landscape** (formerly an AONB), Fieldway is situated in the market town of High Bentham.

This is an ideal location for those who enjoy the outdoor life; it 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.

There's a good range of local shops, pubs, churches, post office, a Spar, as well as a golf course and club house enjoying stunning panoramic views of Ingleborough.

More choice is offered in the popular village of **Ingleton** (3.4 miles) - a tourist destination with a choice of eateries, gift shops, an outside heated pool (open May to September) and a church, doctor's surgery, Co-op, a petrol station/Asda Express, award winning Seasons Bakery and Country Harvest (with its great deli counter).

The sought-after Cumbrian market town of **Kirkby Lonsdale** (9.6 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, the Post Office, Booths supermarket and doctor's and dentists' surgeries, opticians and Boots Chemist.

A larger selection of facilities are available in the market town of **Settle** (11.2 miles), the Georgian city of **Lancaster** (15.5 miles) or **Kendal** (22 miles), known as the gateway to the Lakes.

There is a primary school between Low and High Bentham (Bentham Community Primary School) and Ingleton with secondary schools at Kirkby Lonsdale (Queen Elizabeth School), Settle and Lancaster. Lancaster is also home to the highly regarded boys' and girls' grammar schools and there are independent schools at Sedbergh or Giggleswick.

Planes, Trains and Automobiles

By air - Leeds Bradford Airport (45 miles), Manchester Airport (75.8 miles) and Liverpool Airport (81.4 miles).

By train - Lancaster station on the main West Coast Line (16 miles) with direct trains to London, Manchester, Manchester Airport, Glasgow and Edinburgh. Bentham station (0.3 miles) is on the Leeds to Morecambe line and Settle station (11.8 miles) on the scenic Settle to Carlisle line.

By car - once here, you'll find it a convenient spot, not just for access to the M6 at J34 (13.3 miles) but if you are travelling east, head out onto the A65 and bear right.

To find the property - from J34 of the M6, take the A683 towards Kirkby Lonsdale. Head through the villages of Caton and Claughton and turn right onto the B6480. Continue through Wray, Wennington and Low Bentham and into High Bentham. Proceed through the town and proceed onto Mount Pleasant. After passing The Royal Oak sale room on the right continue up the hill and take the first turning on the right (between two properties). The stone gate pillars and electric gate to the property, are visible directly ahead.

What3Words reference: ///shepherdess.musician.passenger

Services and specifications

- Mains electricity, gas, water and drainage
- Gas central heating
- Gas stove in the sitting room
- Fibre optic broadband connection
- Double glazing set in a combination of wood and uPVC frames





The finer details

Council Tax

Fieldway 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

W: www.northyorks.gov.uk

Please note

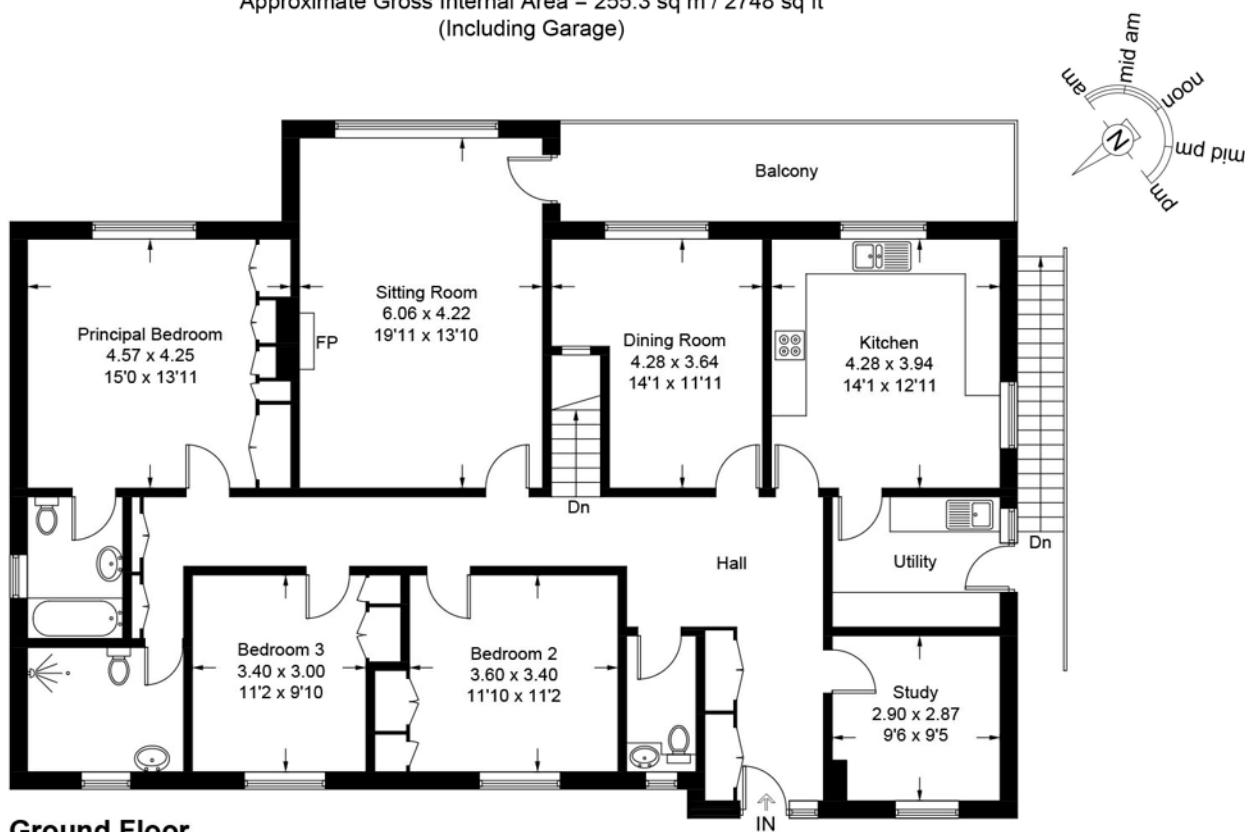
- Included in the sale are carpets, light fittings and plant pots
- Freehold, vacant possession on completion

Money Laundering

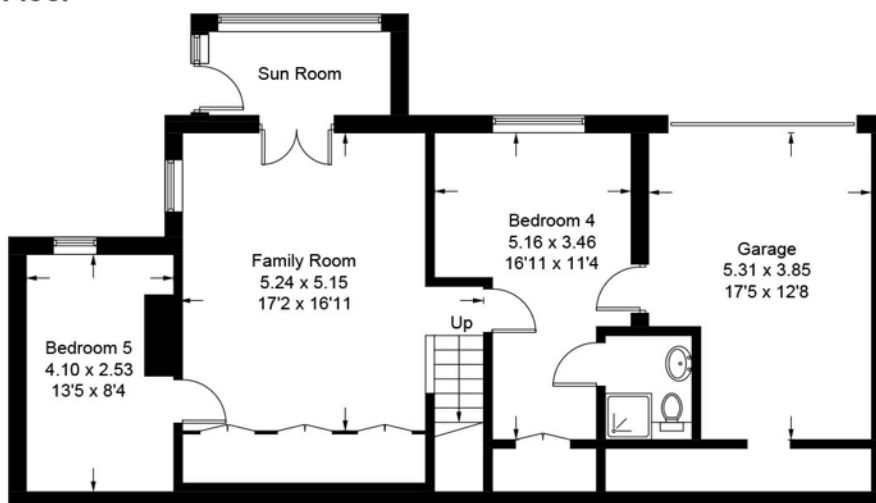
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing 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.

Fieldway, 34 Mount Pleasant, High Bentham, LA2 7LA

Approximate Gross Internal Area = 255.3 sq m / 2748 sq ft
 (Including Garage)



Ground Floor



Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1192130)

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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
www.epc4u.com		

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