

## KEEPERS COTTAGE

£360,000

Fourlands House Farm, Bentham, LA2 7EX

**Enjoying splendid far reaching views to the north and south, an attached stone and slate barn, partially converted and now ready for the new owners to complete the conversion to their desired specification and standard of finish.**

Full planning consent has been granted with plans for a hall, cloakroom, sitting/dining room, kitchen, three bedrooms, one with an en suite shower room, and a house bathroom. Private parking to the front and a small terrace at the rear.

**An exciting opportunity in a quiet, rural laneside setting, accessible for road and rail links and the facilities in Burton-in-Lonsdale, as well as High and Low Bentham.**







View to the front

## Welcome to **KEEPERS COTTAGE**

**£360,000**

Fourlands House Farm, Bentham, LA2 7EX

**Location** - enjoying splendid countryside views and a quiet laneside setting, an attached stone and slate barn ready to finish the conversion. The adjoining barn has been converted to a residential dwelling.

**As it stands** - the external work is nearly complete with the internal floors in situ. The second phase will be left for the new owners to complete the conversion to their desired specification and standard of finish.

**Planning permission** - the barn has full planning permission from Craven District Council, reference 2018/19794/FUL, dated 20 December 2018 for 'Partial demolition and re-construction of existing barn including full new roof to form 2 no. new dwellings'. A variation to the consent was subsequently granted, reference 2021/22589/VAR, dated 26 April 2021 for 'Application to vary condition no. 11 (windows and doors) of planning approval referenced 2018/19794/FUL 20 December 2018'.

### Plans show for

*Ground floor* - hall with cloakroom, sitting/dining room and kitchen

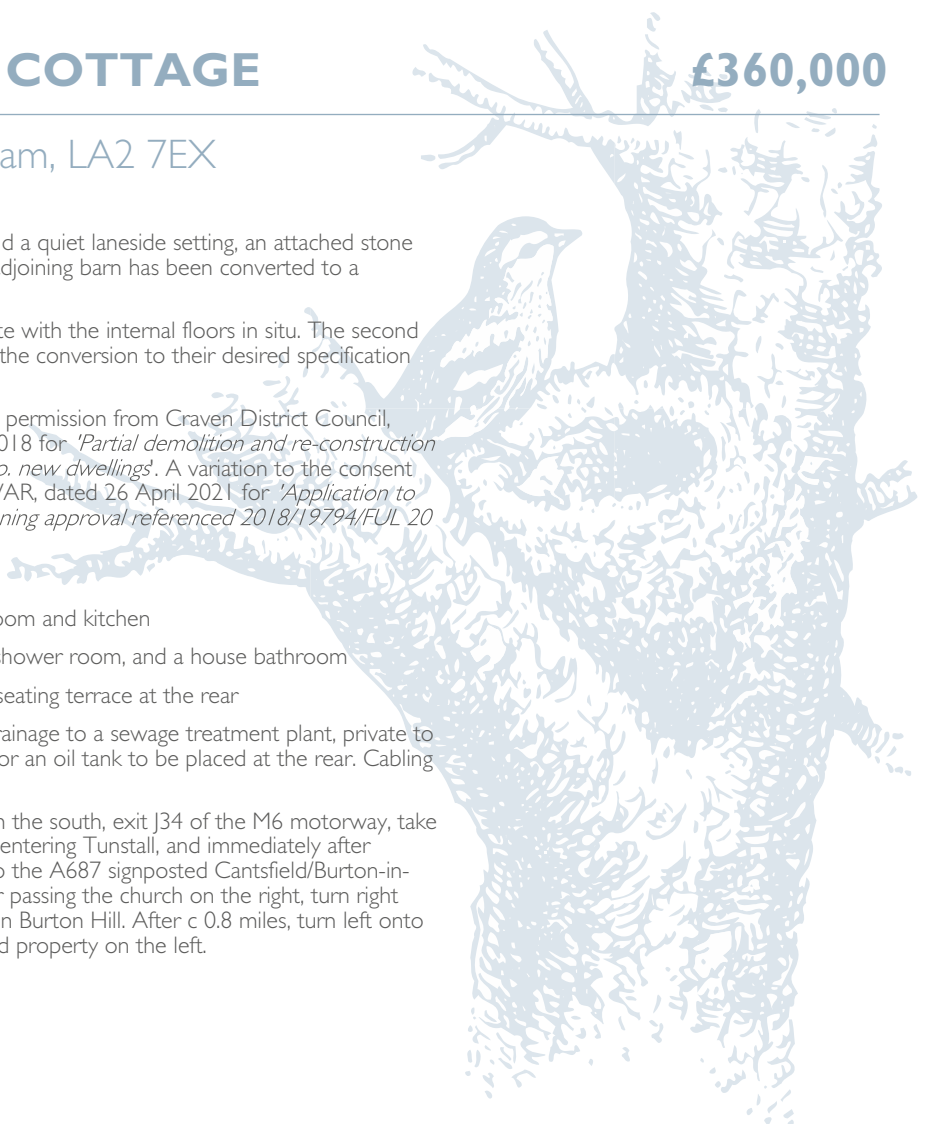
*First floor* - three bedrooms, one with an en suite shower room, and a house bathroom

*Outside* - gravel private parking to the front and a seating terrace at the rear

**Services** - mains electricity, metered water and drainage to a sewage treatment plant, private to the property and installed in 2022. There is space for an oil tank to be placed at the rear. Cabling for B4RN hyperfast internet is to the property.

**Rural but not cut off** - to find the property from the south, exit J34 of the M6 motorway, take the A683 towards Kirkby Lonsdale and just before entering Tunstall, and immediately after crossing Greta Bridge, take the right hand turn onto the A687 signposted Cantsfield/Burton-in-Lonsdale. On entering Burton-in-Lonsdale and after passing the church on the right, turn right onto Chapel Lane and continue out of the village on Burton Hill. After c 0.8 miles, turn left onto Dumb Tom's Lane and Keepers Cottage is the third property on the left.

*What3Words reference: [///bookeings.untruth.moats](https://www.what3words.com/#!/en/bookeings.untruth.moats)*







## A quiet rural setting

**Fond of fresh air?** The property sits between the Yorkshire Dales National Park and the Forest of Bowland National Landscape. The Lake District National Park is also close by so in whichever direction you head for a walk, run, cycle or ride, it's all beautifully accessible. Talking of which...

**An accessible location** - the barn is located 12.2 miles from the A65 to the east and 12.7 miles from J34 of the M6 to the southwest. Airports at Leeds Bradford (46 miles) and Manchester (75.2 miles), whilst Lancaster (15.4 miles) has a station on the West Coast mainline with Bentham having a station (1.7 miles) with services running between Leeds to Morecambe, via Skipton.

Nearby **Low** and **High Bentham** have a good range of local shops, a range of eateries, churches, a primary school, post office, doctor's surgery, Co-op and Spar, as well as a golf course and club house enjoying panoramic views of Ingleborough.

**Burton-in-Lonsdale** (1.5 miles) has a community run shop and post office, All Saints Church and a village hall and sports pavilion and field.

**Ingleton** (2.4 miles) is a tourist destination with a choice of eateries, the Mason Arms public house, gift shops, an outside heated pool (open May to September), a primary school, a church, doctor's surgery, Co-op and an Asda Express/petrol station.

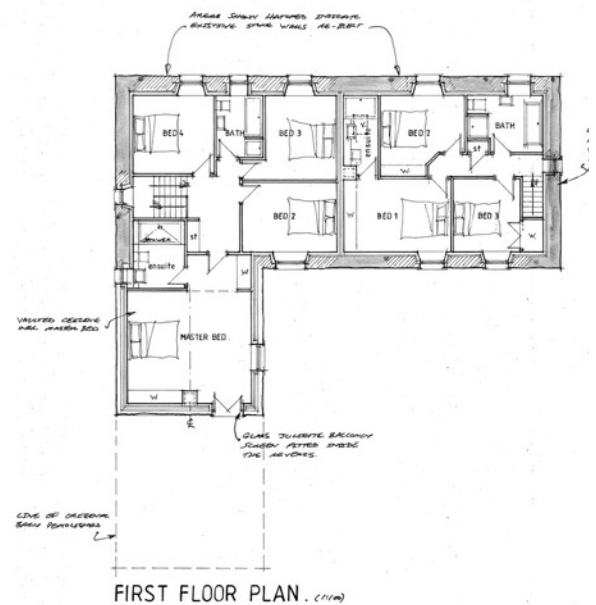
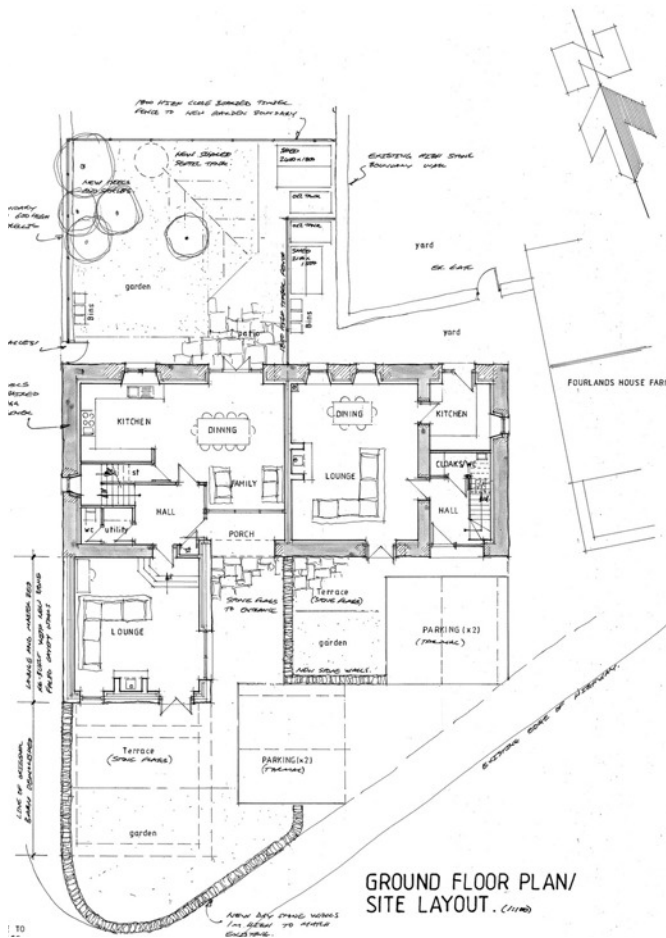
Further afield, **Lancaster** and **Settle** (12.2 miles) have a more comprehensive range of facilities.





Keepers Cottage is shown to the right hand side.

Meadow View to the left, is not included in the sale.



Sale plan - not to scale. For illustrative purposes only.

### 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 agents' 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.

**IMPORTANT** Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and