

GREYSTONES

£495,000

9 Springfield, High Bentham, LA2 7BA

A modern detached property built in 2004 enjoying a generous garden to the rear bordering open countryside.

Well presented and generously proportioned accommodation with a well thought out and practical layout. Glazed porch, entrance hall, utility/laundry room, cloakroom, kitchen, dining room and a lovely sitting room with doors out to the garden. Principal bedroom with dressing area and en suite shower room, guest en suite bedroom, two further doubles and a house bathroom. Large integral single garage and gated driveway with ample parking and planted borders. Delightful established rear garden with terrace, elevated lawn, arbour and greenhouse.

This is a cracking family house within a private setting in such a convenient and accessible location.





Welcome to **GREYSTONES**

£495,000

9 Springfield, High Bentham, LA2 7BA

There's no doubt about it, if you have a growing family, are looking for extra space for guests or simply just additional rooms for hobbies, then Greystones is worth a look. Here's our top 10 reasons why:

1. **A generous modern detached property** built in 2004, with high quality fixtures and fittings.
2. **It's really rather roomy** - the rooms are all very well-proportioned (particularly the spacious sitting room, it's almost two rooms!), light and airy with a gross internal measurement of c. 2292 sq. ft. (212.9 sq. m).
3. **Come on in** - a more recent addition is the glazed windows and door to enclose the once open porch. With a flagged floor, there is space for a couple of chairs or simply use for shoes/cloaks. The good-sized hall has a two piece cloakroom, a utility/laundry room with access into the garage and a cupboard housing the hot water cylinder.
4. **Two reception rooms** - with windows and glazed doors leading out onto the terrace and a splendid view of the garden is the lovely sitting room. A separate dining room offers the flexibility for other uses as there is also space for a dining table in the sitting room.
5. The **kitchen** is comprehensively fitted with base and wall units and integral appliances. If you wanted a living/dining kitchen, the kitchen and dining room would easily knock through providing a larger, front to back space.
6. **Excellent bedroom to bathroom ratio** - the generous principal bedroom has a dressing room and en suite shower room. There is also a guest en suite bedroom along with two further doubles and a house bathroom. The principal bedroom and bedroom 3 enjoy the splendid outlook at the rear.
7. **No shortage of storage here** with three of the four bedrooms having fitted furniture and/or built-in wardrobes or both!
8. **Garaging and parking** - an extra length single garage with up and over door, power, light and cold water tap. There's an integral door into the house so you can bring your shopping in without getting wet if it's raining and a second door out to the side. The gated drive provides ample private parking to the front, so plenty of room for all the family and your guests to park.
9. **Good-sized family and pet friendly gardens**, c. 0.16 acres (0.07 hectares) adjoining open countryside to the rear with a large flagged terrace running the full length of the house with steps leading up to an elevated lawn, stepping stones, a small seating terrace with arbour, established borders and a greenhouse.
10. **Family friendly and accessible town**, High Bentham is convenient for road and rails links (there's even a train station in High Bentham). Close to the national parks of the Yorkshire Dales and the Lake District, as well as the Lune Valley and the Forest of Bowland National Landscape, the area is surrounded by stunning countryside; for more information on the local area, road and rail links, please see page 5.

So there you go, 10 good reasons to love this house!







Popular market town

Close to the **Yorkshire Dales and Lake District National Parks** and just outside the **Forest of Bowland National Landscape** (formerly known as an AONB, An Area of Outstanding Natural Beauty), Springfield 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, Co-op, 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** (3.1 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** (9.4 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, 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 miles), the Georgian city of **Lancaster** (15.6 miles) or **Kendal** (22.5 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.

Connectivity

By air - Leeds Bradford Airport (44.9 miles), Manchester Airport (76 miles) and Liverpool Airport (81.5 miles).

By train - Lancaster station on the main West Coast Line (16.1 miles) with direct trains to London, Manchester, Manchester Airport, Glasgow and Edinburgh. Bentham station (0.7 miles) is on the Leeds to Morecambe line and Settle station (11.7 miles) on the immensely 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 (13.5 miles) but if you are travelling east, head out onto the A65 and bear right.

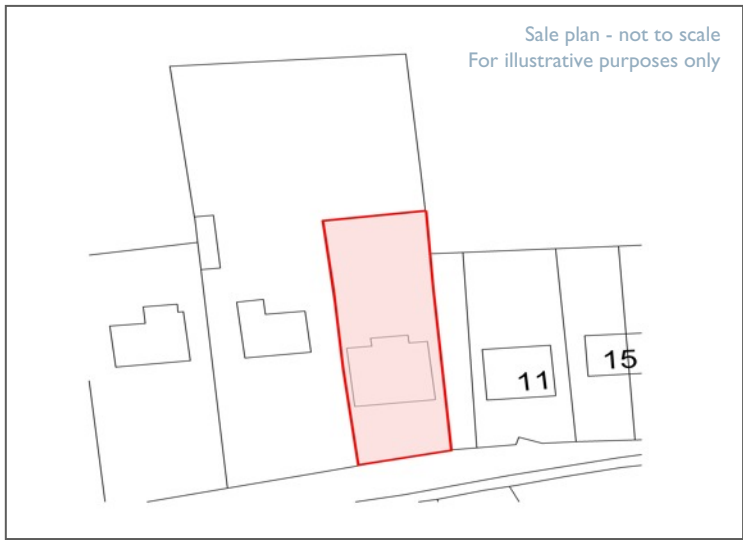
To find the property - from J34 of the M6, take the A683 towards Kirkby Lonsdale. Head through the villages of Caton and Cloughton and turn right onto the B6480. Continue through Wray, Wennington and Low Bentham and into High Bentham. Proceed through the town and proceed onto Springfield. After passing the turning onto Butts Lane on the left, Greystones is the fifth property on the left.

What3words reference: ///dunk.weeded.standards

Services and specifications

- Mains electricity, gas and drainage
- Metered mains water
- Gas central heating
- Gas fire in the sitting room
- Double glazed windows
- Broadband connected





The finer details

Council Tax

Greystones, 9 Springfield is currently banded F 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

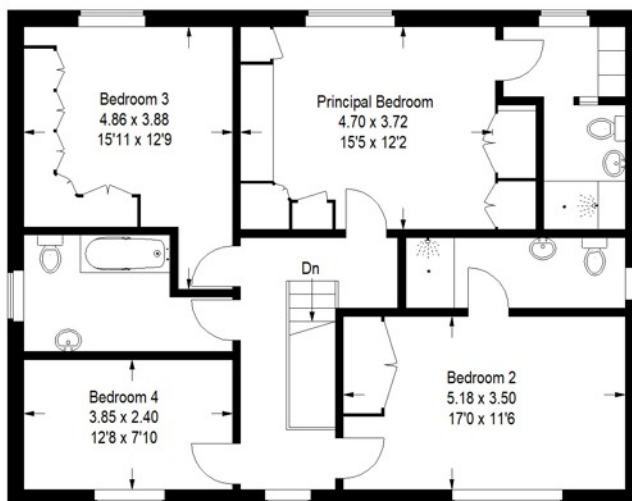
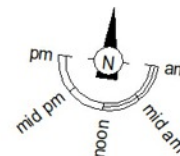
- Carpets, curtains, blinds, curtain poles, light fittings, arbour and greenhouse are included in the sale
- The shelving in dining room and garden shed are specifically excluded
- Freehold, with vacant possession on completion

Money Laundering

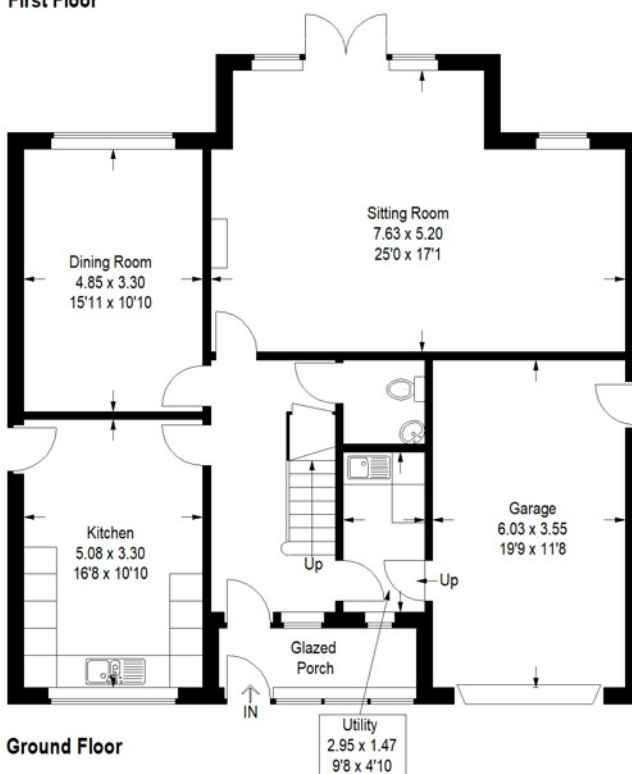
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing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

Greystones, 9 Springfield, High Bentham, LA2 7BA

Approximate Gross Internal Area (Including Garage)
212.9 sq m / 2292 sq ft



First Floor



Ground Floor


Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92+)	A	75	84	
(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				

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2018 (ID 452398)

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 neither the selling agent nor the vendor takes responsibility for any part of the property.