



1 Fern Bank  
Burton Road | Lower Bentham | Lancaster | Lancashire | LA2 7ET

FINE & COUNTRY

1 FERN BANK

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## Welcome to 1 Fern Bank, Burton Road, Low Bentham, LA2 7ET

An impressive period property – exceptionally well appointed where the greatest attention has been paid to the very smallest of details, it is meticulously well maintained and beautifully presented with sophisticated design choices and late Victorian architectural features against a backdrop of an elegant colour palette resulting in a calm interior which flows effortlessly through this lovely rural home.

The setting is quiet and elevated, nestled within a small grouping of two other residential properties and the Friends Meeting House, the views are exceptionally special – a patchwork of fields stretches out in front of the house reaching to Mewith, Ingleborough and the rolling Tatham Fells in the distance. A window on the world, the outlook is ever changing with a calendar of farming activity, the seasons and weather all ringing the changes.

Step inside and Fern Bank offers front and rear vestibules, an inner staircase hall with an office and a sociable configuration of sitting, living and dining rooms and a breakfast kitchen. From the first landing you can access the main bathroom and to the second landing, principal bedroom with dressing area and ensuite shower room and three further double bedrooms.

Fern Cottage is an immensely versatile attached cottage and a great asset, with an open plan living kitchen, a double bedroom and a shower room. With its own walled courtyard style garden, it's ideal for a dependent relative, as a guest suite or for commercially letting.

Fern Bank's gardens have an enviable south east aspect, adjoin open fields and have been thoughtfully landscaped with seating areas positioned to perfectly capture the stunning views. Outside are a single garage, utility room, workshop and summer house with good parking provision.

Light and well proportioned, Fern Bank conveys quality and style.



*It was the views that initially sold Fern Bank to us. We bought the property in 2001 and it had been tenanted for years and was ready for a complete renovation, but we have always loved the character of older properties and so this gave us the opportunity to remodel the layout, extend and update it, creating the family home we wanted.*

*This house and life here means a lot to us; it's a very calm house, we love coming home. It's a reluctant move but it's now time to 'right size'.*





### Location

Whilst not in a village itself, Fern Bank enjoys a location that benefits from local shops and services in the neighbouring villages of High and Low Bentham. There are a couple of pubs and churches in Low Bentham with High Bentham being the larger of the two settlements having a busy high street with a selection of shops including a butcher, baker, grocer and florist, fish van (on a Saturday), Co-op and Spar, Post Office and Library, infant and primary schools, a golf club and choice of pubs and cafes. The towns of Ingleton, Kirkby Lonsdale and Settle are all easily reached and add to the range of shops and amenities locally available. For a wider selection you have Lancaster, Kendal, and Skipton, depending on your preferred direction.

This is a wonderful place to live if you value the peacefulness and open green spaces of a country lifestyle, but equally rate excellent road and rail accessibility to maintain business and social connections. Close to the border of Cumbria, Lancashire and North Yorkshire, this is a surprisingly accessible location by road and also by rail, the stations at High Bentham and Wennington are tremendous assets, both are on the Bentham Line running between Leeds and Morecambe via Skipton with services into Lancaster (great for when teenagers are ready for a degree of independence) or venture into Leeds for a day's shopping, concert or theatre trip. Rural it may be but isolated it certainly is not.

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“ We've really appreciated the quietness of this setting and location. It's not a busy road but it gives us great accessibility, the setting is elevated and so we have amazing views and whilst we have neighbours, we are not at all overlooked and really enjoy our privacy here.

















### Step inside

Discerning purchasers will notice the details. Not only was the layout remodeled, a wraparound single storey extension was added (to create the living room, breakfast kitchen and rear vestibule) but the whole house was renovated, a project where the thoroughness has created a home of undeniable quality; part hardwood, soft wood and Upvc double glazed windows, kitchen, bathroom, shower room and cloakroom fittings are of high quality, skirting boards are deeper than usual, the ceiling cornicing are all traditional plaster moulded, the office is fitted with bespoke oak furniture, décor is softly elegant enlivened with plenty of texture from internal finishes; beveled internal glass doors, painted wall paneling, plantation style window shutters and where not carpeted, floors are laid with limestone, sandstone, tiles, engineered oak boards or Amtico.

The entrance vestibule leads into the staircase hall, nestling under the stairs is a home office, imaginatively fitted to maximise the space and offer excellent storage. The dining room is central to the layout and is an atmospheric space, super for a family Sunday lunch or candlelit supper with friends, the space has been opened up to the inviting sitting room which channels the Victorian credentials of the house with a carved fire surround housing a multi-fuel stove on a slate hearth. By contrast, the bright living room has a more contemporary feel, the large window instantly draws you forward, it's the same in the kitchen, the quality of light and outlook greatly enhancing the interior providing a constant changing backdrop to life here. The family room has a sandstone fireplace and a multi-fuel stove and double opening glazed doors through to the breakfast kitchen. Here, with classic and timeless appeal, cabinets are painted in Elephants Breathe (F&B) with chrome handles and worktops are black granite The island unit extends into a breakfast bar with a limewashed oak circular table fitted to one end. A fitted bench provides additional seating and useful storage. The double pantry cupboard and walk in broom cupboard are a storage treat and the folding glazed doors enable you to spill out to the garden terrace – perfect for dining outside. The downstairs cloakroom has a contemporary aesthetic with loo, vanity unit and additional storage with clean lines for a seamless look. The rear vestibule provides yet more clever storage solutions with room for coats, boots and shoes. A back door leads to the rear porch and idyllic courtyard style garden.

A staircase with the original Victorian bannister rail leads to the first floor. You'll first encounter a rather roomy, lovely and light family bathroom, stylish in monochrome with slate wall tiling, it embraces a traditional style with a bath, separate shower, wash basin and toilet. There's a super view south down the valley and valuable built-in airing cupboard. The principal bedroom is an absolute joy – stretching front to back there are great views in both directions with a Juliette balcony in the dressing area, itself extensively fitted with wardrobes painted in the softest shade of grey. The ensuite is contemporary in style and will bring a touch of luxury to your day, there's a large shower, toilet and marble topped vanity unit with a wash bowl. The second bedroom has fitted bedroom furniture and a dual aspect including a Juliette balcony to enhance the view eastwards. There are two further double bedrooms, one has a window seat and a distant view towards Mewith and Ingleborough and the other has fitted furniture and an outlook north towards the Barbon fells. The views are all encompassing and really go to enhance his desirable home.

### Fern Cottage

Sweet as a nut, this delightful cottage has been created from the ground floor of the previous cottage and was completely remodeled and refitted in 2023. Enter through French windows straight into the open living kitchen. Thoughtful fittings make the most of the space and there is a fitted cloaks area with seat, coat and boot storage. The tasteful taupe coloured kitchen cabinets have oak worktops and extend to include a breakfast bar, the kitchen is then open to a cosy lounge area. A sliding oak door opens from here to the double bedroom which has a built-in wardrobe, the ensuite is well appointed and has a shower, vanity unit and toilet.

Eminently flexible, Fern Cottage would suit a variety of uses – dependent family (older or younger), independent guest suite for visitors who would appreciate the privacy, holiday rental or as a super home office.

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“ *It's a lovely house for having the family over and for entertaining friends. There's a great circular flow inside the house and from the kitchen out to the garden.*

*When there's just the two of us, we tend to open the doors between the kitchen and the family room and spend our time there. The sitting room and dining room come into their own when family or friends come over.*

*The views are incredibly special, each day and every season bringing something new. Bentham always has a big bonfire and fireworks display which we can enjoy from the comfort and warmth of our own sitting room!*































### Step outside

Arriving at Fern Bank and there is private parking for two or three cars possibly four in front of the garage. A solid oak gate then leads into the side courtyard style garden and towards the back door – your most likely daily entrance. There’s a further single parking space off the lane in front of the sitting room. The main parking area is laid with tarmac and continues into a flagstone and cobble edged path around the outside of the house to the front door. It’s this level of detailing that really sets Fern Bank apart from other properties.

The outbuilding is multi-purpose and offers a single garage with an up and over electric door and useful mezzanine storage in the roof space. There’s an internal way through to the utility room and workshop. The workshop has shelving and the utility room has cream shaker style cabinets and a handy sink unit with a solid oak door to the side courtyard with Indian sandstone flags and neat raised beds. A covered porch leads to the back door. There’s outside lighting, water and a walled area with second solid oak gate screening the oil tank and wheelie bin storage.

A wrought iron arch and two steps lead down to the main seating terrace, the views are tremendous, far reaching and panoramic. Neatly tended and well stocked raised beds with a central lawn where a stone wall borders the field. A climbing hydrangea adorns a wooden arch and through it the five-sided wooden summer house is reached. Completing the route round the house a further gate leads round to the parking space at the front of the house.

Fern Cottage has its own private seating area. South facing, it is a sheltered sun trap and is walled with a wrought iron gate, Indian sandstone flags, a planted raised bed and outside lighting.

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“ We get the sunshine all day in the garden and have created seating areas so there is always somewhere to sit to enjoy the view and the sun.





# I Fern Bank

Approximate Gross Internal Area : 183.40 sq m / 1974.10 sq ft  
 Fern Cottage : 33.02 sq m / 355.42 sq ft  
 Garage : 16.40 sq m / 176.52 sq ft  
 Outbuilding : 16.04 sq m / 172.65 sq ft  
 Total : 248.86 sq m / 2678.70 sq ft

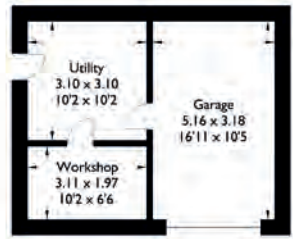
 Fern Cottage



Ground Floor



First Floor

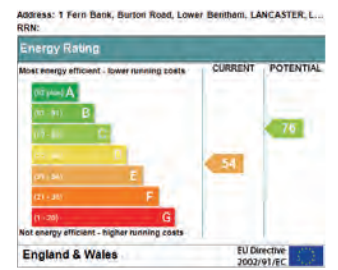


Outbuilding

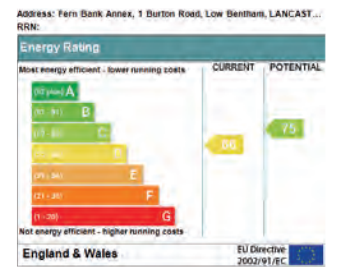
(Not Shown In Actual Location)

For illustrative purposes only. Not to scale.  
 Whilst every attempt was made to ensure the accuracy of the floor plan,  
 all measurements are approximate and no  
 responsibility is taken for any error.

## Main House



## Fern Cottage



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 12.06.2024





# FURTHER INFORMATION

## *On the road*

|                        |            |
|------------------------|------------|
| Low Bentham            | 1.8 miles  |
| High Bentham           | 2.4 miles  |
| Ingleton               | 3.5 miles  |
| Kirkby Lonsdale        | 7.3 miles  |
| Austwick               | 8.7 miles  |
| Settle                 | 13.1 miles |
| Lancaster              | 14.6 miles |
| M6 J34                 | 12 miles   |
| M6 J36                 | 12.3 miles |
| Manchester airport     | 74.9 miles |
| Leeds Bradford airport | 46.9 miles |

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

## *Broadband & Mobile*

Superfast speed available from Openreach of 13.7 Mbps download and for uploading 3.95 Mbps.

In the immediate vicinity but not currently connected is full fibre gigabit broadband from B4RN (Broadband for the Rural North). All B4RN customers receive gigabit (1,000Mbps) speed. To enquire about connection please contact B4RN direct [www.B4RN.org.uk](http://www.B4RN.org.uk).

Indoor: EE, Three, O2 and Vodafone all reported as 'limited' for both Voice and Data with the exception of Vodafone who do not offer a Data service.

Outdoor: EE, Three, O2 and Vodafone all reported as 'likely' for Voice and Data  
Broadband and mobile information provided by Ofcom.

## *Rail Journeys*



Based on approximate direct train journey times from Lancaster station. Train service durations vary, please check [nationalrail.co.uk](http://nationalrail.co.uk) for further details.

Additionally, there are branch line stations at High Bentham and Wennington providing services to Lancaster and Leeds.

## *Services*

Mains electricity and water. Oil fired central heating. Heated towel rails in the house bathroom, principal ensuite, cloakroom and in Fern Cottage's ensuite. Fern Cottage has Rointe electric heaters as well as a radiator in the kitchen connected to Fernbank's boiler. Drainage to a septic tank located in the neighbouring field and shared with Calf Cop Farmhouse and Calf Cop Cottage. Upkeep is split into equal thirds.

## *Directions*

what3words [outermost.crawling.embraced](https://www.what3words.com/outermost.crawling.embraced)

Use Sat Nav **LA2 7ET** with reference to the directions below:

The beauty and convenience of this country location is that it can easily be approached from several different directions; from Lancaster via Low Bentham, from the A65 (Ingleton, Settle and Skipton) via High Bentham or from the Lune Valley through Burton in Lonsdale. From Low Bentham, turn off the main road by the Sundial Inn and head up and out of the village on Burton Road. As soon as there are open fields either side keep an eye out for a finger post on the left indicating the lane to the Meeting House and turn left here. Fern Bank is the first house on the left, drive past and round the corner, there is parking in front of the garage.

## *Please note*

The access lane off the public highway is owned by Britain Yearly Meeting (Quakers), Fern Bank along with the other two properties has a right of way and contributes 1/4 to the cost of upkeep.



## Things to do

### Local leisure activities

There is a wealth of outdoor pursuits available in the Lune Valley and North Yorkshire – cycling, climbing, pot holing, wild swimming, sailing, boating and paddle boarding, as well as clubs for football, rugby, cricket, tennis and bowls

Greenhall Riding Centre, Tatham – livery and school

Historic houses to visit locally – Leighton Hall, Levens Hall, Sizergh Castle (National Trust) and Holker Hall

Lancaster and Kendal both offer theatres, cinemas, arts centres, museums and historic buildings

Golf clubs – Bentham, Casterton, Kirkby Lonsdale, Giggleswick, Lancaster and two in Kendal

Swimming at Lune Valley Swimming Pool, Hornby, Whoop Hall, Kirkby Lonsdale (with a gym) and Kendal Leisure Centre

### Local eateries

Between them, High and Bentham offer a choice of pubs

Seasons Bakery, Ingleton (artisan bakery and café)

Bridge House Farm Tearooms and The George and Dragon pub, both in Wray

The Royal Hotel, The Sun Inn, Avanti, No.9 and Botanica amongst many others in Kirkby Lonsdale

In the Lune Valley, The Highwayman (Burrow), The Lunesdale Arms (Tunstall) and The Fenwick Arms (Claughton)

Rind, The Game Cock Inn and The Traddock, all in Austwick

The Sun Hotel, The Quarterhouse, Quite Simply French and Now or Never by Journey Social all in Lancaster

### Local walks

A network of quiet country lanes and footpaths are easily reached straight from the house with the opportunity to stop off in Bentham for a coffee before you make your way home. It's lovely along the River Wenning and also up to Great Stone of Fourstones on the moorlands of Tatham Fells – it's a bit of a climb but you'll be rewarded with fantastic 360 degree views.

Surrounding the immediate area, the highly scenic Lune Valley, AONBs of the Forest of Bowland and coastal Arnsdale and Silverdale, the national parks of the Yorkshire Dales and Lake District are all easily accessible and offer access to some fabulous countryside.

## Schools

### Primary

Bentham Community Primary School

Melling St Wilfrid Church of England Primary School

St Mary's CoE Primary School, Kirkby Lonsdale

Sedbergh Preparatory School, Casterton (independent)

### Secondary

Queen Elizabeth School and QEstudio, Kirkby Lonsdale

Lancaster Grammar Schools

Ripley St Thomas CoE Academy

Sedbergh School and Giggleswick School (both independent)

### Further Education

Lancaster University

University of Cumbria (Lancaster campus)

Lancaster and Morecambe College

Kendal College

### Included in the sale

Fitted carpets, curtains, curtain poles, blinds, plantation shutters, light fittings and integral kitchen appliances. These comprise in the main kitchen, fan oven, combination microwave and oven, warming/slow cooking drawer, extractor fan, larder fridge and freezer all of which are NEFF, De Dietrich induction hob, Bosch dishwasher and Hoover wine fridge. In Fern Cottage, AEG oven, Blomberg hob and slimline dishwasher and Bosch fridge.

Guide price £750,000

North Yorkshire Council - Council tax band - F

Tenure - Freehold







# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



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