FISHER HOPPER
ESTATE AGENTS

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Beech House 46 Mount Pleasant, LA2 7LA

Price Guide £399,000

A superb detached five bed period property conveniently situated just a short walk from High Bentham offering a range of shops, post office, cafes and pubs, along with medical practice and dentist.

The property offers an abundance of space with five generous bedrooms and two reception rooms. The property also benefits from enclosed patio garden and ample off road parking.

Property Description

Beech House is a charming 5 bedroom detached house located in the tranquil, community-focused village of Bentham. This spacious character property, spread over three floors, offers high ceilings and retains many original features.

The ground floor features a bright and airy sitting room, a well-appointed kitchen, and a dining room with period details. On the first floor, you'll find three generously sized double bedrooms, including one with an ensuite, as well as the main family bathroom. The second floor features two additional double bedrooms and a convenient shower room, making this an ideal home for larger families or those seeking extra space.

Externally, to the rear of the property there is a delightful enclosed yard with Indian Sandstone paving, and high walls offering privacy and providing the perfect place to sit out.

Property Information

Freehold
Council Tax Band D
EPC Rating D
All mains services

High Bentham Location

High Bentham is a thriving market town with a good range of shops, bars and takeaways. There's a good primary school, surgery and train station on the Leeds/Lancaster line.

Within the catchment for excellent secondary options at QES, Kirkby Lonsdale and Settle College, both these market towns have Booths supermarkets and a selection of independent shops. Kendal and Lancaster are around 30 minutes in the car, with access to the M6.

Bentham is located on the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, with the Yorkshire Dales, Lake District and Morecambe Bay providing great days out in stunning scenery.

Vestibule

Quarry tiles, timber and glazed front door with stained glass panel.

Entrance Hall



Wood laminate flooring, radiator, staircase to first floor.

Utilty Room 13'5" x 10'2" (4.11 x 3.12)



Quarry tiles, radiator, range of wall and base units, single drainer sink, plumbing for washing machine and tumble dryer, space for fridge freezer, two double glazed windows.

Kitchen 19'7" x 11'5" (5.99 x 3.48)



Wood laminate flooring, radiator, good range of wall and base units, 1.5 drainer sink, gas range

cooker with extractor, double glazed windows to three aspects, double doors to dining room.

Dining Room 17'10" x 12'4" (5.45 x 3.78)



Wood laminate flooring, radiator, multi-fuel stove, cornicing, large double glazed bay window, double doors into sitting room.

Sitting Room 16'10" x 11'5" (5.15 x 3.49)



Fitted carpet, radiator, multi-fuel stove, cornicing, double glazed window and double glazed patio doors to rear enclosed yard.

Side porch
Quarry tiles, UPVC door to side aspect, access to cellar.

Cellar Rooms
Two spacious cellar rooms.

First Floor

Half landing
Fitted carpet, double glazed window.

Landing



Fitted carpet, radiator, airing cupboard.

Bathroom 12'11" x 11'10" (3.95 x 3.62)





Painted floorboards, radiator, decorative fireplace, heated towel rail, cupboard, wash basin, modern roll top bath, toilet, shower cubicle, double glazed window with textured glass.

Bedroom One 17'7" x 11'4" (5.38 x 3.47)



Large double bedroom with wood laminate flooring, radiator, large fitted cupboards/wardrobes, two double glazed windows with views of Forest of Bowland.

Bedroom Two 19'2" x 9'8" (5.86 x 2.96)



Double bedroom with en-suite with fitted carpet, radiator, heated towel rail, double glazed windows to three aspects.

En-suite Shower Room





Tile effect flooring, shower cubicle, toilet, wash basin with vanity unit, extractor fan.

Bedroom Three 14'2" x 13'1" (4.32 x 3.99)



Good sized double bedroom, fitted carpet, radiator, double glazed windows with views of Forest of Bowland.

Second Floor

Landing



Fitted carpet, staircase to first floor, exposed brick and beams, door to store room.

Bedroom Four 17'5" x 12'6" (5.32m x 3.83m)



Good sized double room, wood laminate flooring, radiator, double glazed window.

Bedroom Five 18'7" x 13'4" (5.68m x 4.08m)



Good sized double bedroom, wood laminate flooring, radiator, double glazed window to side aspect with stunning view, walk-in cupboard.

Shower room

Tile effect flooring, radiator, wash basin, toilet, shower cubicle.

Rear Garden





Walled rear patio garden with Indian sandstone flagged paving, gate to parking.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as agents in the sale of the property, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

At the point an offer is accepted, an Onboarding Fee of £25.00 (inc. VAT) will be payable. This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

You can pay this fee securely online at: https://shorturl.at/zAqJj

FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

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FISHER HOPPER

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FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Area Map



Energy Efficiency Graph

