

MEREGILL

£895,000

Bentham, LA2 7AN

Situated at the head of a private drive in a stunning rural setting, offering a rare degree of privacy and the most stunning views of Ingleborough to the front and across the Trough of Bowland to the rear, a detached period farmhouse with an attached one bedroom cottage, a range of outbuildings, gardens and land.

Spacious and versatile accommodation with entrance hall, three reception rooms, dining kitchen, conservatory, cloakroom, utility/laundry room with shower, five double bedrooms, three being en suite and house bathroom. Attached one bedroom cottage, double garage, workshop, double height barn, hay barn, piggery and loose boxes. Ample parking and wonderful gardens and grounds with lawn, wildlife pond, seating terraces, pergola, adjacent croft, orchard and pastureland, c. 2.66 acres (1.08 hectares). In all, c. 3.09 acres (1.25 hectares).

Surrounded by open countryside, this is a fabulous 'lifestyle' orientated property and if you are looking for peace and quiet in an accessible location, this is a must see.





Welcome to **MEREGILL**

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Situated close to the **Yorkshire Dales, Lake District National Parks** and the **Forest of Bowland National Landscape**, Meregill is in an ideal location for those who enjoy an active life; this 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.

High Bentham (2.6 miles) has a good range of local shops, pubs, a range of eateries, churches, post office, florists, Co-op and Spar as well as a golf course and club house enjoying panoramic views of Ingleborough. There is also a play area full of fun equipment and a basketball court.

Clapham (3.3 miles) is a charming village, partly situated within the Yorkshire Dales National Park. There are a selection of local facilities including Post Office/village store, church, village hall, railway station, The New Inn public house, guest houses and cafes, craft shops as well as an organic vegetable shop and Ingleborough Hall Outdoor Education Centre. More choice is offered in **Ingleton** (3.8 miles), a tourist destination with a choice of eateries, the Mason Arms public house, gift shops, an outside heated pool, church, doctor's surgery, Co-op and an Asda Express/petrol station.

The ever-popular Cumbrian market town of **Kirkby Lonsdale** (10.2 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 - churches, the Post Office, Booths supermarket, Boots Chemist, an optician and doctor's and dentists' surgeries. A larger selection of facilities are available in **Settle** (9.5 miles) or **Lancaster** (17.9 miles).

Putting education first - there is a primary school (Bentham Community Primary School) located between High and Low Bentham, as well as Austwick, Ingleton, and Settle. Lancaster is home to the highly regarded boys' and girls' grammar schools and there are secondary schools at Kirkby Lonsdale (Queen Elizabeth School), Settle, and Lancaster. Independent schools are at Sedbergh or Giggleswick.

Travelling further afield:

By car - once here, you'll find it a convenient spot, not just for access to the M6 J34 (15.4 miles) but if you are travelling east, head out onto the A65 and bear right.

By air - Leeds Bradford Airport (43.4 miles), Manchester Airport (78.4 miles) and Liverpool Airport (83.5 miles).

By train - there is a train station in High Bentham (excellent!) with services running between Leeds, Skipton, Lancaster and Morecambe. Lancaster has a station on the West Coast Line.

To find the property - turn off the A65 at Clapham signposted High Bentham and proceed on the road across the moor, it's a lovely drive. Take the first left after passing a barn conversion and farmhouse (New Butts) onto Chesters Lane just before the bungalow and Craven Concrete. Continue and just before the road veers to the left, head straight on over the first cattlegrid (there is a wooden name plate), and through the first field, over the second cattlegrid and proceed down the private track to the end. The farmhouse is 0.2 miles from the highway.

What3words reference: ///renting.unclaimed.overhead







Stunning rural location and fabulous far reaching views

Enjoying superb views from the majority of the rooms and gardens, Meregill is a detached period farmhouse with an attached one bedroom cottage, a collection of outbuildings, gardens and land situated in a quiet, rural setting, at the head of a private drive; the drive down to the property is an absolute delight through open fields with the farmhouse nestling amongst the trees at the end with the valley opening up beyond. The drive away from the property provides a splendid view of majestic Ingleborough.

Since the current owners purchase in 2017, the property has undergone a programme of refurbishment and alterations to the layout with the creation of a one bedroom annexe, as well as a replacement conservatory and an additional reception room and bedroom having extended partly into the attached barn.

Character features have been retained with ceiling beams, lintels and cruck beams, a stone fireplace and recess cupboard and shelving in the dining hall, recess niches, pine internal doors, stone worktop in the laundry room, an oak door in the front vestibule and a stone mullion in the entrance hall of the cottage sitting alongside modern appointments.

The accommodation is versatile and extremely spacious with a gross internal measurement for the house itself of c. 2781 sq ft (258.4 sq m).

With c. 3.09 acres (1.25 hectares) in all, it's very much a 'lifestyle' orientated property; the outbuildings compliment the outdoor space well and would provide housing for ponies, livestock or poultry and the acreage is enough to offer amenity value without being outcaring.

Let us take you on a guided tour...

Step inside the **entrance hall** with flagged floor and which is open to the dining hall. The **dining hall** with understairs cupboard leads into the **living room** and into the larch wood framed **conservatory** with floor to ceiling windows and two sets of glazed doors perfectly framing the stunning view across the garden to the open countryside beyond. Also off the entrance hall is a two piece **cloakroom**, a practical **utility/laundry room** with shower. The welcoming **dining kitchen** is fitted with base and wall units, a two oven cream Aga, combination oven, induction hob, integral fridge and plumbing for a dishwasher.

From the hall, stone steps lead up to the **sitting room**, off which is a front **entrance vestibule**.

The staircase leads to the first floor landing off which are four bedrooms. The dual aspect **principal bedroom** has an **en suite shower room**, **bedrooms 2 and 3** have fitted wardrobes and wash basins and **bedroom 4** has an **en suite shower room**, which can also be accessed off the landing.

Bedroom 5 is open to the apex with two skylight windows and is accessed off a separate staircase from the sitting room. There is also a **walk-in wardrobe** and **en suite shower room**.

Attached cottage, c 584 sq ft (54.3 sq m) - perfect for visiting family or friends, dependent relatives or holiday lets.

The entrance hall has a double bedroom and three piece bathroom off. From the hall a staircase leads up to a wonderful light and bright, dual aspect living/dining/kitchen being open to the apex with cruck beams and enjoying splendid far reaching views.

Outdoor space

The drive leads over a cattlegrid into a **parking area**. There is a **double garage** and **workshop** with roller doors, power and light. Attached are two loose boxes.

Providing excellent storage and situated between the house and garage/workshop is a **double height barn** with wain door opening and attached boiler room.

To the east of the property, is the **Piggery** and two further loose boxes.

An adjacent **parcel of pasture** land, an orchard and croft c. 2.66 acres (1.08 hectares) is situated to the north.

Delightful, wrap around gardens with splendid views towards Ingleborough to the front and a fabulous panoramic vista across the valley to the rear.

A cobbled courtyard with stone bench and pond and an informal gravel garden with trees and mature planting lies to northeast. To the south/southeast, lawns, a pergola with paved seating terrace, a second terrace off the conservatory, wildlife pond and vegetable beds.



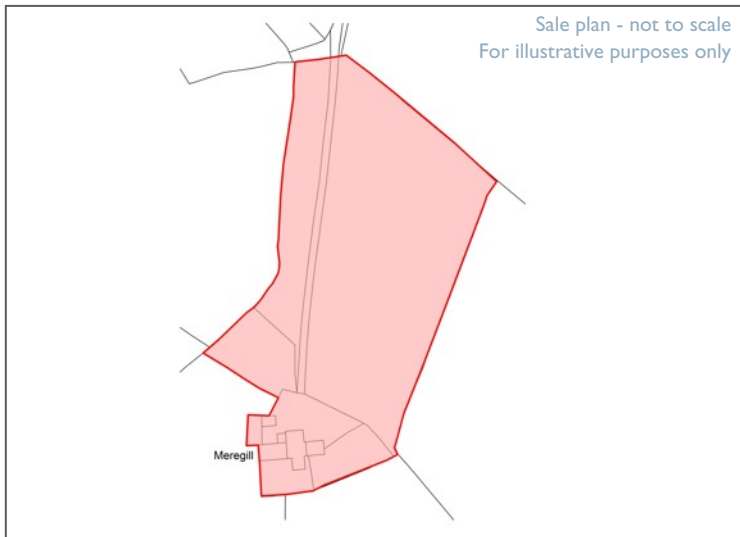
Services and specifications

- Mains electricity and water
- Oil fired central heating with boiler installed in 2022
- Private drainage to a septic tank located within the property's boundaries. Please note: no formal investigation has been carried out as to the operation of the tank and drainage system and these may not be compliant with the General Binding Rules.
- Electric fire in the sitting room and wood burning stove in the living room
- Double glazed windows and doors installed in 2021
- B4RN Broadband connected - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website b4m.org.uk.
- Kitchens in the house and cottage are by H&M Craftsman Ltd, Ingleton



Aerial plan - not to scale
For illustrative purposes only





The finer details

Council Tax

Meregill 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

- Included in the sale: carpets, curtains, blinds, curtain poles and light fittings
- Available separately: items of furniture
- Please note a public footpath passes through the property's boundaries - down the track and then in an easterly/westerly direction through the paddock and orchard
- The first section of the access track is owned by a third party (Bull and Cave Farm, Clapham)
- Freehold, with vacant possession on completion
- No upward chain

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.

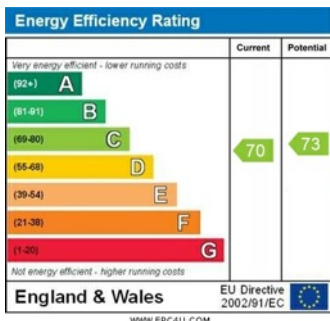
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Approximate Gross Internal Area = 258.4 sq m / 2781 sq ft
 Garage / Outbuilding = 119.7 sq m / 1288 sq ft
 Annexe = 54.3 sq m / 584 sq ft
 Hay Barn and Piggery = 19.4 sq m / 209 sq ft
 Total = 451.8 sq m / 4862 sq ft



Ground Floor

First Floor



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