



## MARIATROST, 48 ROBIN LANE, HIGH BENTHAM £450,000





## MARITROST, 48 ROBIN LANE, HIGH BENTHAM, LA2 7AG

A substantial 4 bedrooomed detached house located in a superb and convenient position on Robin Lane, approximately a quarter of a mile from the centre of High Bentham.

The property commands a prominent position standing within spacious grounds and has the advantage of outstanding views to the rear over open countryside towards Ingleborough.

Internally the house offers well planned accommodation laid over two floors.

The entrance porch leads to a central hallway with two reception rooms, kitchen and utility to the ground floor with wooden flooring.

A wide landing leading to four bedrooms one of which is ensuite plus house bathroom to the first floor.

Upvc double glazed windows, gas fired central heating plus multi-fuel stove are installed.

Well-tended gardens around the property with large forecourt to the front with double gates and ample parking, rear gardens and good-sized integral garage. Future proofed installation of E.V. charger for car.

In the rear garden is a large wooden cabin, ideal as overflow accommodation or house office, with attached sauna.

Flexible ideal family home in good sought-after location well worthy of internal and external inspection to fully appreciate the size, layout and position and the view.

High Bentham is a popular market town located on the edge of the Bowland Area of Outstanding Natural Beauty and The Yorkshire Dales National Park.

The town has all local amenities including independent shops, pubs, cafes, schools, surgery, and railway station with access to major centres such as Lancaster, Leeds, Skipton.

### ACCOMMODATION COMPRISSES:

#### Ground Floor:

Entrance Porch, Entrance Hall, Through Lounge, Kitchen, Dining Room, Utility Room, Pantry.

#### First Floor:

Landing, 4 Bedrooms 1 Ensuite, 1 with Balcony, House Bathroom.

#### Outside

Attached Garage/WC, Front Garden, Large Rear Garden, Landscaping and Vegetable Beds, Sitting Area.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Porch:

7'3" x 3'11" (2.21 x 1.19)

Upvc part glazed external entrance door with side windows, tiled floor.

##### Entrance Hall:

7'2" x 10'3" (2.18 x 3.12)

Glazed inner door/side screens, staircase to the first floor, wooden flooring, radiator.





### Through Lounge:

12'0" x 24'4" (3.65 x 7.42)

Large through room, upvc double glazed window to the front and three upvc double glazed side windows, stone feature fireplace with multi-fuel stove, three radiators, coved ceiling.



Half glazed upvc door and windows with access to rear garden with views.



### Dining Room:

13'7" x 11'11" (4.14 x 3.63)

Good sized dining room, upvc double glazed window, radiator, brick arched fireplace, coved ceiling, wooden flooring.





## **Kitchen:**

9'3 x 12'1" (2.82 x 3.68)

Range of modern kitchen base units with complementary worksurfaces, wall units, gas hob, electric built-in oven, extraction hood, 1 1/2 bowl sink with mixer tap, radiator, wooden flooring, large upvc double glazed picture window with views.



## **Pantry:**

Located off the kitchen, shelved, upvc double glazed window.

## **Utility Room:**

9'10" x 6'8" (3.00 x 2.03)

Plumbing for washing machine, half glazed upvc external door with side windows, access to garage.



## **FIRST FLOOR:**

### **Landing:**

10'8" x 12'10" (3.25 x 3.91)

Very spacious landing area with upvc double glazed window off the half landing, radiator.



### Inner Passage:

10'7" x 6'8" (3.23 x 2.03)

Extensive range of built in wardrobes, upvc double glazed window.



### Bedroom 1:

11'9" x 15'0" (3.58 x 4.57)

Large double bedroom, upvc double glazed window to the front and side, upvc double glazed French door to the balcony with fantastic views towards Ingleborough, and radiator.



### Balcony:

Off bedroom 1, large balcony with ornate hand rails around with outstanding views.





### **Bedroom 2:**

8'9" x 14'5" (2.67 x 4.39)

Upvc double glazed window, radiator, built in wardrobe, loft access.



### **Ensuite Bathroom:**

6'3" x 6.1" (1.91 x 1.85)

Three-piece white bathroom suite comprising bath, pedestal wash hand basin, low flush WC, radiator, tiled walls, upvc double glazed window.

### **Bedroom 3:**

8'10" x 14'1" (2.69 x 4.29)

Double bedroom, large upvc double glazed window, radiator.



### **House Bathroom:**

Modern 3-piece white bathroom suite comprising bath with shower over off the system, pedestal wash hand basin, low flush WC, tiled walls, radiator, two upvc double glazed window.





## OUTSIDE:

### Attached Garage:

17'8" x 9'1" (5.39 x 2.77)

With up/over door, power and light, WC off with WC, wash hand basin.

### Store:

2'8" x 4'10" (0.81 x 1.47)

Store housing central heating boiler.



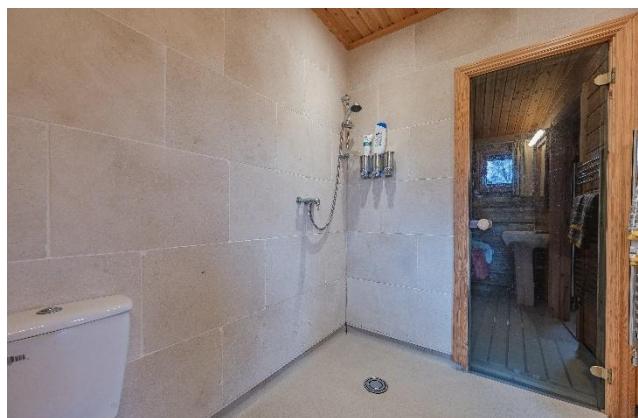
### Wood Cabin:

15'0" x 18'5" (4.57 x 5.61)

Covered entrance door, three double glazed windows and radiator.



Shower room off with floor drain, WC, pedestal wash hand basin, sauna room off bathroom.



Front forecourt, open shed, rear hedge, mature garden areas to the side, large rear garden overlooking open countryside, lawns, mature trees/shrubs, patio area.





**AGE:** 1950s

**Directions:**

Leave the Bentham Office up the Main Street, turn left on to Robin Lane, proceed approximately a quarter of a mile and number 48 is on the right-hand side. A for sale board is erected.

**Tenure:**

Freehold with vacant possession on completion.

**Services:**

All mains' services are connected to the property.



## Internet/Mobile Coverage:

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage is available from 4 networks.

## Flooding:

[Check for flooding in England - GOV.UK](#) shows that flooding risk is very low.

## Viewing:

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

## Purchase Procedure:

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

## Marketing:

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

## N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.

**N.B.** No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

**N.B.** 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 the address. These can be provided in the following ways: by calling into the 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 offer procedure.

## Local Authority:

North Yorkshire Council

1 Belle Vue Square

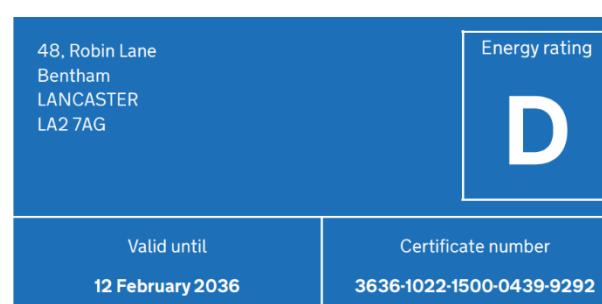
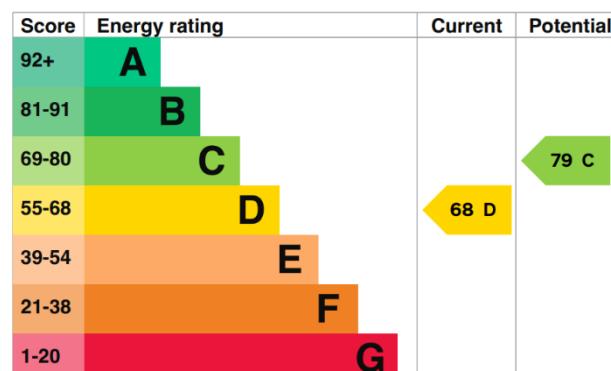
Broughton Road

SKIPTON

North Yorkshire

BD23 1FJ

Council Tax Band 'E'



Property type	Detached house
Total floor area	167 square metres



GROUND FLOOR  
1023 sq.ft. (95.1 sq.m.) approx.



1ST FLOOR  
876 sq.ft. (81.4 sq.m.) approx.



TOTAL FLOOR AREA: 1899 sq.ft. (176.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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