

HEATHER VIEW

£475,000

Summerhill, High Bentham, LA2 7LT

Enjoying the most stunning panoramic views towards the Three Peaks, Barbon and Casterton Fells as well as the Lakeland Fells, a detached double fronted property with gardens, outbuildings and land.

Dating back to the 1930's and offering excellent potential for new custodians to upgrade or extend (with the relevant consents), the accommodation is spacious and light filled. Entrance hall, two reception rooms, fitted kitchen, pantry, rear porch, three double bedrooms and a house bathroom. Gated access to ample parking and a row of outbuildings with fuel store, gardener's WC and large garage/workshop. Front and rear gardens and an adjacent paddock, c. 0.30 acres (0.12 hectares). In all, 0.50 acres (0.20 hectares).

With the Yorkshire Dales National Park as well as the Forest of Bowland National Landscape on the doorstep, and situated just outside the popular market town of High Bentham, this is a must see.





Welcome to **HEATHER VIEW**

£475,000

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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), Heather View is situated just outside 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, Wharfedale and Pen-y-Ghent) nearby.

There's a good range of local shops, pubs, churches, post office, a Spar and Co op, doctor's surgery and florist 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** (3.9 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** (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 - 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** (11.9 miles), the Georgian city of **Lancaster** (15.4 miles) or **Kendal** (23 miles), known as the Gateway to the Lakes.

There is a primary school between Low and High Bentham (Bentham Community Primary School) and in Ingleton with secondary schools at Kirkby Lonsdale, Settle and Lancaster. Lancaster is also home to the highly regarded boys' and girls' grammar schools and there are independent schools at Sedburgh and Giggleswick.

For travelling further afield

By air - Leeds Bradford Airport (45.7 miles), Manchester Airport (75.4 miles) and Liverpool Airport (80.4 miles).

By train - Lancaster station on the main West Coast Line (15.4 miles) with direct trains to London, Manchester, Manchester Airport, Birmingham, Glasgow and Edinburgh. Bentham station (0.7 miles) is on the Leeds to Morecambe line and Settle station (12.5 miles) on the 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 (12.7 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. Turn right immediately before the Black Bull Hotel onto Station Road, which becomes Thickrash Brow and after c. 0.5 miles, Heather View is on the right hand side.

What3words reference: [///structure.conjured.musical](https://www.what3words.com/structure.conjured.musical)







Well-proportioned rooms and panoramic views

Situated just outside the popular market town of High Bentham, close to the Forest of Bowland National Landscape and enjoying the most stunning far-reaching views towards the Three Peaks to the east, the Barbon and Casterton Fells to the northeast and in the far distance, the Lakeland Fells to the northwest, Heather View is an attractive 1930's double fronted, detached property with garden, outbuildings and an adjacent paddock.

Whilst well-maintained and in good decorative order with some original features (cornicing, picture rails and staircase) the property now offers new custodians an exciting opportunity to enhance, refurbish, reconfigure or even extend, with the relevant consents.

The spacious accommodation, c. 1442 sq ft (134 sq m) to include the boiler room) set over two floors, is extremely light and airy with large bay windows to the two receptions rooms; the splendid views can also be enjoyed from the principal rooms.

The outbuildings provide excellent storage or workshops, but will require upgrading.

Let us take you on a tour...

Come on in to the side entrance and into the **hall** with an **understairs cupboard**.

There are two good-sized reception rooms; the **sitting room** has an open fire with stone fireplace and marble hearth, with the dual aspect **dining room** also having an open fire set in a marble fireplace as well as a recess arch with shelving.

The dual aspect **kitchen** is fitted with base and wall units, AEG oven, grill and halogen hob and an undercounter washing machine. Off the kitchen is a useful **pantry** with tiled bench, and a rear **porch**. There is also a boiler room with external access.

The wooden staircase leads to the first floor **landing** having a built-in cupboard with drawers under.

There are **three double bedrooms** all with splendid outlooks - bedroom 1 has fitted furniture including wardrobes and a dressing table as well as a built-in wardrobe and bedroom 2 has a turquoise tiled fireplace. The **house bathroom**, with airing cupboard is fitted with a coloured three piece suite.

Outdoor space

A **gated vehicular entrance** leads to the private drive with **ample parking provision**.

A row of outbuildings is located to the southwest - a large **garage/workshop**, c. 62'3 x 17'9 (19m x 5.45m) with sliding door and skylight windows, a **gardener's WC** and a **fuel store**, c. 12' x 11'8 (3.65m x 3.60m) with stone sink, cold water tap, power and light and housing the oil tank.

To the front, there is a lawn garden with rockery, planted beds, trees and pedestrian gate. To the rear, the garden is again laid to lawn with fruit trees and access to the paddock.

Situated to the south of the property is an **adjacent paddock**, c. 0.30 acres (0.12 hectares) with separate roadside access.

In all, 0.50 acres (0.20 hectares).



Services and specifications

- Mains electricity, water and drainage
- Oil fired central heating with combi boiler and immersion heater
- Open fires in the sitting and dining rooms
- Double glazing in uPVC frames with some single glazing set in wood frames
- External lighting





The finer details

Council Tax

Heather View 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, light fittings and washing machine are included in the sale
- Freehold, with vacant possession on completion
- There is a restrictive covenant on the house and land prohibiting the sale of alcohol.

Money Laundering

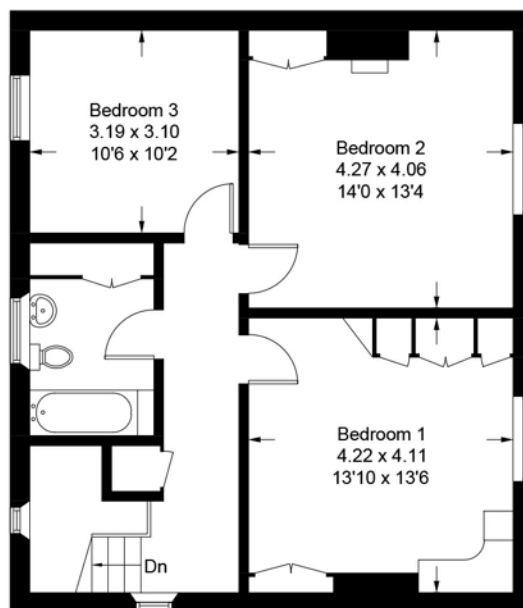
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing 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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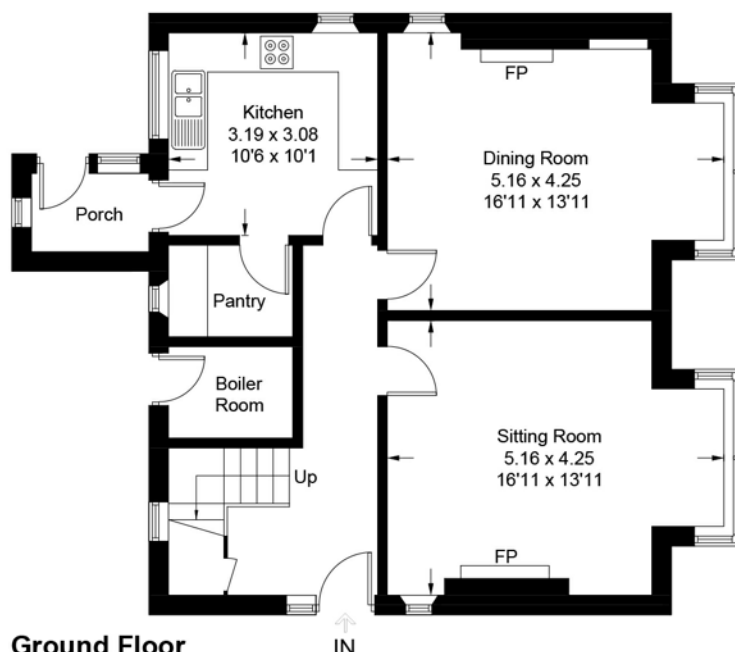
Approximate Gross Internal Area = 131.2 sq m / 1412 sq ft

Boiler Room = 2.8 sq m / 30 sq ft

Total = 134.0 sq m / 1442 sq ft



First Floor



Ground Floor

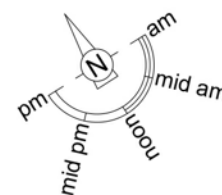


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1258644)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(29-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.epcau.com	

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