

FOWGILL PARK

£650,000

High Bentham, LA2 7AH

Surrounded by stunning open countryside and enjoying splendid views of Whernside to the northeast and the Forest of Bowland to the southwest, a handsome, stone and slate, detached, period former farmhouse with wonderful gardens and a croft.

Spacious, well-maintained character accommodation offers a hall, three reception rooms, breakfast kitchen, study, part-glazed porch, half cellar, three double bedrooms, a fourth single, large store, two en suite bath/shower rooms and a house bathroom. Ample private parking, wash-house, former privvy, flagged seating terrace, attractive lawn gardens with summerhouse and adjacent croft, c. 0.37 acres (0.15 hectares).

Additional land may be available separately.

A quiet and peaceful rural setting on the outskirts of High Bentham and highly accessible for road and rail links.





Welcome to **FOWGILL PARK**

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Close to the **Yorkshire Dales** and **Lake District National Parks** and just outside the **Forest of Bowland National Landscape**, Fowgill Park is situated close to the bustling market town of High Bentham.

This is an ideal location for those who enjoy an active life; it is an area where the outdoors can be embraced and popular for caving and potholing with dramatic waterfalls and caves at Ingleton or if 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, 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** (2.8 miles) - a tourist destination with a choice of eateries, gift shops, an outside heated pool (open May to September), a church, doctor's surgery, Co-op, a petrol station/Asda Express, award winning Seasons Bakery and Country Harvest.

The attractive Cumbrian market town of **Kirkby Lonsdale** (9.2 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 and doctor's and dentists' surgeries, opticians and Boots Chemist.

A larger selection of facilities are available in the market town of **Settle** (10.8 miles), the Georgian city of **Lancaster** (15.9 miles) or **Kendal** (22.3 miles), known as the gateway to the Lakes.

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

Planes, Trains and Automobiles

By air - Leeds Bradford Airport (44.6 miles), Manchester Airport (76.3 miles) and Liverpool Airport (81.4 miles).

By train - Lancaster station on the main West Coast Line (16.4 miles) with direct trains to London, Manchester, Manchester Airport, Glasgow and Edinburgh. Bentham station (1 mile) is on the Leeds to Morecambe line and Settle station (11.4 miles) on the immensely 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 (13.8 miles) but if you are travelling east, head out onto the A65 and bear right.







A splendid countryside setting yet within short walking distance to High Bentham

Situated at the head of a private lane with one neighbouring property, Fowgill Park is a picture perfect, detached stone and slate, period former farmhouse (there's an 1860 date stone with the initials R B on the rear elevation but this part of the property appears to be a later extension) with picturesque gardens, an adjacent croft, and stunning surrounding views across the glorious open countryside, including towards Whemside to the northeast (there's also glimpses of Ingleborough!).

The property has not been on the open market since 1970; the welcoming, character accommodation, set over two floors with a GIA of 2084 sq ft (193.6 sq m), has been exceptionally well-maintained and now offers the next custodians a great opportunity to make it their own.

Many of the original features remain with a decorative tiled floor in the entrance hall, slate floor in the sitting room, ceiling beams and window lintels, pine panelled window reveals, architraves, skirtings, four panelled and tongue and bead doors, some with Suffolk latches, stone fireplace and hearth in the sitting room, decorative wooden fireplace with cast iron black plate and tiled hearth in the drawing room, recess shelving with cupboards under in the dining room, exposed floorboards and a built-in cupboard in bedroom 3 and a tall, arched window to the rear elevation.

Let's us take you on a tour...

Step inside into the **entrance hall** with an attractive decorative tiled floor. The **drawing and dining rooms** to the front overlook the garden and both have a lovely open aspect and open fires.

Also off the hall is a **study/home office** and access to the **half cellar** with flag floor and stone bench.

The dual aspect **sitting room** has a shelved built-in cupboard and leads into the breakfast kitchen, also dual aspect and is fitted with pine base and wall units, granite worktops, a pantry cupboard, a double pot sink, Leisure electric range with griddle and warming plate, integral dishwasher, space for an undercounter refrigerator and external access to the side. Off the kitchen is a **part glazed porch** from which to enjoy the splendid views.

The full return staircase leads to the first floor. There are **two double bedrooms**, both with a wonderful outlook, a **third single** with view of Whemside, and a **large store** off the main landing. Bedroom 3 has an **en suite shower room**. Off an inner landing, there's a four piece **house bathroom** and the **principal bedroom** has an **en suite bathroom** and two built-in wardrobes.

Outdoor space

On arrival, there is a stunning view of Ingleborough and Whemside. There is ample private parking.

To the north, stone steps lead up to a **seating terrace** with space for a table and chairs and planted pots. From here, there are splendid views over open countryside to Whemside.

A delightful **south-facing garden** with level lawns, a central path, well-stocked borders, a monkey puzzle tree and a wooden summer house with paved seating terrace and a beautiful far-reaching outlook across to the Forest of Bowland.

A detached stone and slate **wash house**, c. 10'4 x 8'6 (3.17m x 2.62m) has stone benches, a flag floor and plumbing for a washing machine. There is also a former **privvy/wood store**.

There is gated access to the adjoining **croft** c. 0.37 acres (0.15 hectares) - situated to the southeast of the house, it's perfect for energetic children, dogs, vegetable garden, a few chickens etc.

Additional land could be available separately - please ask the agent for further details.

If you would like to view Fowgill Park, please follow the directions below:

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. Proceed through the town on Mount Pleasant, which becomes Springfield, and just after leaving the town, turn right onto Fowgill Lane (opposite the turning onto Windy Hill). Continue and turn first left and Fowgill Park is at the head of the lane.

What3Words reference: [///briefer:fractions.stealthier](#)



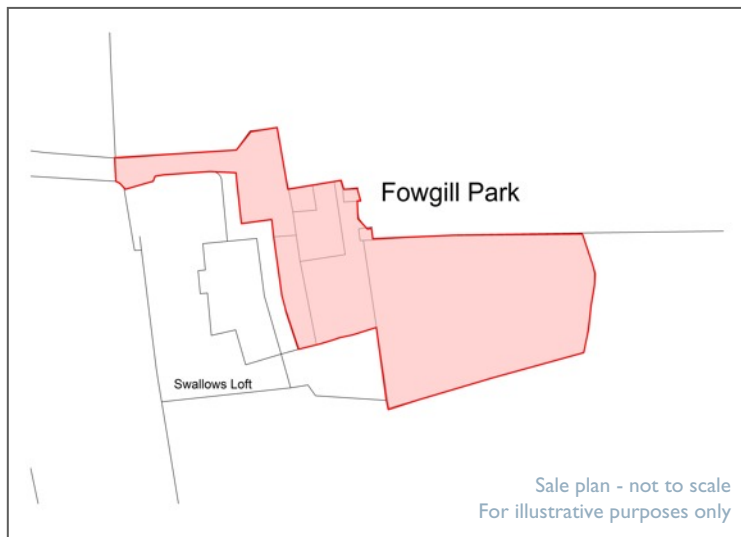
Services and specifications

- Mains electricity
- Metered mains water
- Private drainage to a septic tank, located within the neighbouring field
- Oil central heating - boiler in the wash house
- Electric immersion to heat the water
- Open fires in the drawing and dining rooms and a woodburning stove in the sitting room
- uPVC double glazed windows (except for the tall window to the rear which is single glazed)
- Broadband is available
- External water tap





The Croft



The finer details

Council Tax

Fowgill Park 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: fitted carpets; curtains and curtain poles, and light fittings
- Available separately: washing machine and tumble drier
- Freehold, with vacant possession on completion
- The neighbouring property Swallows Loft has a right of way over the last section of the lane.
- The property will be subject to rights of way

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 = 193.6 sq m / 2084 sq ft

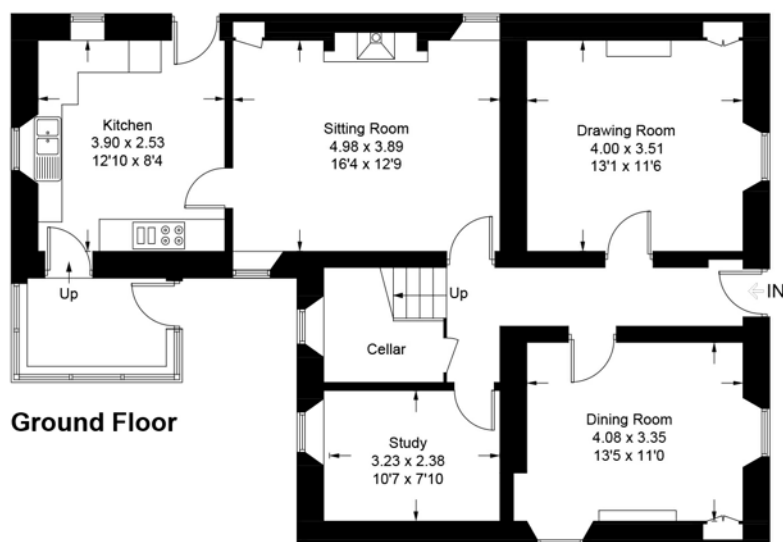
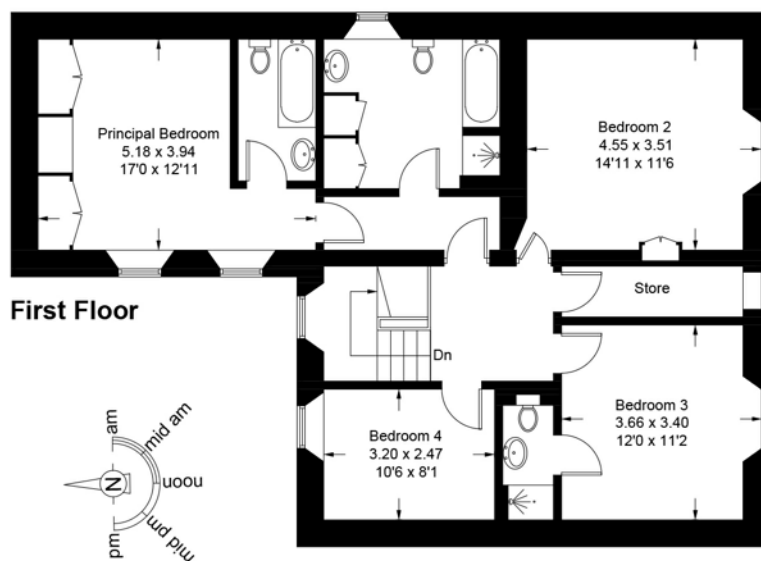


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1319462)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		

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