



14 MILLERS FORD, LOW BENTHAM

£275,000





14 MILLERS FORD, LOW BENTHAM, LANCASTER, LA2 7BF

A large light and airy two/three-bedroom penthouse apartment, arranged over the third and fourth floors enjoying a stunning riverside setting on the edge of Low Bentham Village.

The property was constructed in approximately 2006 by respectful local builders Russell Armer of Kendal, the apartment has been owned from new and has been used only as a second home, resulting in its immaculate condition throughout.

The apartment features a striking open plan living space with mezzanine level and feature staircase creating a real sense of style and space.

The modern kitchen is fitted with quality fixture and fittings throughout and integrated appliances. Decorated to a high standard throughout and ready for immediate occupation.

A private balcony enjoys attractive views over the river Wenning and surrounding countryside. Additional benefits include high ceilings, a private garage, visitor parking and communal garden.

Internal inspection is highly recommended to fully appreciate the size, layout and condition.

Low Bentham is a popular village offering a range of local amenities such as two public houses, church, and village hall. A wider range is available in High Bentham approximately 1½ miles away. The village is well located with the Yorkshire Dales, Lake District and The Forest of Bowland Area of Outstanding Natural Beauty, all within striking distance.

High Bentham is serviced by a railway station with connections to Lancaster 12 miles, Skipton 20 miles and Leeds 50 miles.

ACCOMMODATION COMPRISES:

Communal Entrance with automatic entry system, Staircase up to third floor.

THIRD FLOOR:

Entrance Hall, Lounge, Kitchen, Bedroom 2, Shower Room.

FOURTH FLOOR:

Landing, 2nd Entrance, Master Bedroom, Ensuite Bathroom, Mezzanine/3rd Bedroom.

OUTSIDE:

Balcony, Parking Space, Garage, Communal Gardens.

ACCOMMODATION:

Entrance Hall:

10'2" x 13'6" (3.10 x 4.11)

Spacious L shaped entrance hall, solid entrance door, staircase to the 4th floor, understairs store cupboard, coved ceiling, store cupboard, recess spotlights, upvc double glazed window, radiator.





Lounge:

24'0" x 14'5" (7.31 x 4.39)

Very large room, two upvc double glazed windows, upvc double glazed patio door with access to superb balcony, 2 radiators, feature spiral staircase to the 4th floor, internal balcony area, recess spotlights.



Kitchen:

10'0" x 11'0" (3.05 x 3.35)

Extensive range of modern kitchen base units with complementary worksurfaces, wall units, built in appliances, new NEFF built in electric oven and microwave, extraction hood, 1½ bowl sink with mixer taps, new dishwasher, washer/dryer, radiator, recessed spotlights, upvc double glazed window, Karndean flooring.



Bedroom 2:

10'0" x 17'6" (3.05 x 5.33)

Large double bedroom, 2 upvc double glazed windows, radiator, coved ceiling and built in wardrobe.





Shower Room:

5'10" x 10'0" (1.78 x 3.05)

plus recess 4'10" x 2'10" (1.47 x 0.86)

Large shower enclosure with shower over off the system, low flush WC with hidden cistern, wall mounted wash hand basin, radiator, upvc double glazed screen window, recessed spotlights, tiled walls to dado, Karndean flooring.



4th FLOOR:

Landing:

6'4" x 11'0" (1.93 x 3.35)

Access to master bedroom and mezzanine area, radiator, coved ceiling.

2nd Entrance:

8'7" x 3'5" (2.61 x 1.04)

Off bedroom, cupboard housing gas fired central heating boiler, upvc double glazed window, radiator, access to central landing, coved ceiling.

Master Bedroom:

24'0" x 15'1" (7.31 x 4.59)

Very large bedroom, upvc double glazed arched window, 2 radiators, Velux rooflight, range of built in wardrobes, access to balcony area, access to the ensuite.



Ensuite Bathroom:

11'0" x 7'6" (3.35 x 2.29)

plus shower recess 2'10" x 4'6" (0.86 x 1.37)

Very well-appointed bathroom with 4-piece bathroom suite, comprising bath, shower enclosure with shower over off the system, WC with hidden cistern, wash hand basin, Karndean flooring, recessed spotlights, built in wardrobe/storage, tiled to dado, Velux rooflight.

Mezzanine/ 3rd Bedroom:

14'5" x 24'0" (4.39 x 7.31)

Superb flexible area, access via master bedroom and spiral staircase from the 3rd floor, round upvc double glazed window, open ceiling, recess spotlights.



OUTSIDE:

Large Garage:

9'4" x 24'0" (2.84 x 7.31)

With up and over door, high ceiling 10'5".

Balcony access off the lounge, views over the river, East facing.
Visitor parking space and communal garden areas.



Directions:

Leave the Bentham office down the Main Street to Low Bentham, go through Low Bentham over the river bridge, next left onto Mill Lane, Millers Ford is located on the left-hand side.

Tenure:

Leasehold: 999 years from 2006.

Management Company:

Royle Estates Lancaster

Service Charges:

£815.00 x 2 paid in January and July.

This covers buildings insurance, internal communal area cleaning, garden/ground maintenance, window cleaning, external works.



Internet/Mobile Coverage:

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

The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	12 Mbps	1 Mbps	✓
Superfast	71 Mbps	17 Mbps	✓
Ultrafast	--	--	✗

Networks in your area - [Openreach](#)
Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.

⚠ You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area.
EE

Data last updated: May 2025, based on the latest data available to Ofcom.

Provider	Voice	Data
EE	Likely	Likely
Three	Likely	Likely
O2	Likely	Likely
Vodafone	Likely	Likely

⚠ 5G is predicted to be available around your location from the following provider(s): EE, O2, Vodafone. Please note that this predicted 5G coverage is for outdoors only. Please see the outdoor map of available services to compare coverage.

Flooding:

[Check for flooding in England - GOV.UK](#) shows that surface water flooding is very low, river and sea flooding is low risk, ground water flooding is very unlikely in this area.

Surface water [More about your surface water flood risk](#)

Yearly chance of flooding

Very low Low Medium High

Yearly chance of flooding between 2040 and 2060

Very low Low Medium High

What surface water is
Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

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.



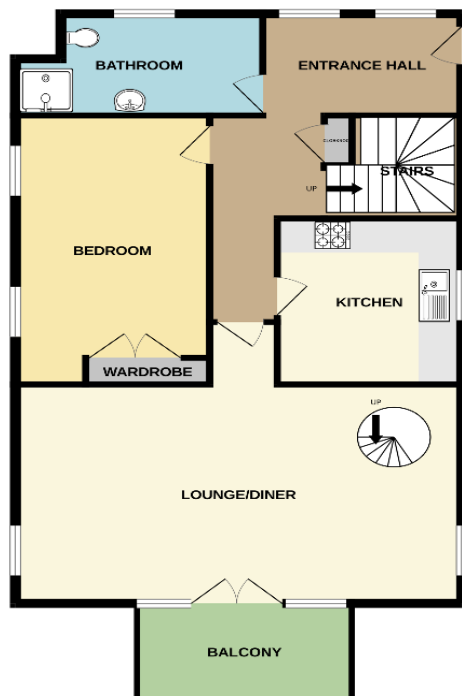
Local Authority:
Craven District Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

14 Millers Ford Lower Bentham LANCASTER LA2 7BF		Energy rating C
Valid until 28 April 2034	Certificate number 2772-3037-8204-3184-4204	

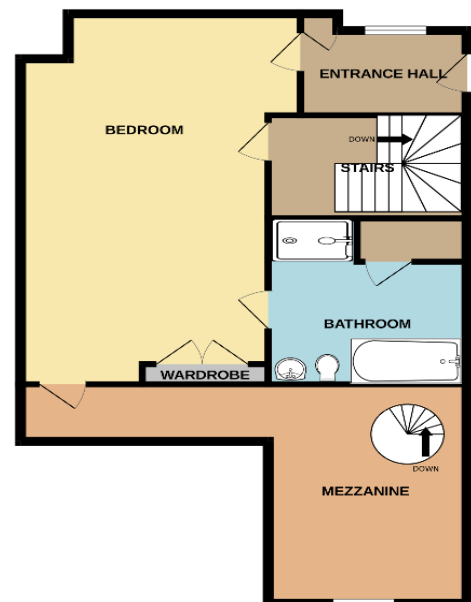
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band 'D'

GROUND FLOOR



1ST FLOOR



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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