



2 Baynes Cottages Greenfoot Lane, Lower Bentham, LA2 7EG
Offers In The Region Of £195,000

This cosy character cottage is set in a quiet village located just off the main road and offers two bedrooms, a lounge with an open fire, a modern fitted kitchen, a good-sized garden with patio, and parking for one car. Whether you're a first-time buyer, looking to downsize, or seeking a superb lock-up-and-leave retreat, this cottage makes an excellent home and a smart investment opportunity.

Property Description

2 Baynes Cottages is a charming and well-maintained home, full of character features and tucked away in a peaceful part of Low Bentham.

The ground floor offers a welcoming living room and a modern fitted kitchen with access to the rear. Upstairs, there are two bedrooms – including a spacious double with built-in wardrobes - along with a stylish three-piece house bathroom.

Outside, the property benefits from parking for one vehicle at the front, while to the rear there is a beautifully kept private garden with a pond. The garden is a real sun trap, ideal for relaxing or entertaining.

Property Information

Tenure: Freehold

Council Tax Band: B

EPC Rating: C

Services: All mains

Broadband: Available

Planning permission has been granted for a two storey extension for extended kitchen and bedroom.

Low Bentham Location

Low Bentham is a charming village situated on the western edge of North Yorkshire, close to the borders of Lancashire and Cumbria. The spectacular Yorkshire Dales National Park lies nearby, along with the Forest of Bowland—an Area of Outstanding Natural Beauty. Both the Lake District and Morecambe Bay are also within easy reach, offering excellent options for day trips and outdoor activities.

The village itself has a welcoming pub and is just over a mile from the wider amenities of High Bentham, which include shops, pubs, takeaways, a bank, post office, primary school, and medical surgery. High Bentham also benefits from a train station on the Leeds to Lancaster line, providing convenient rail connections.

For families, there are excellent secondary school options at Settle College and Queen Elizabeth School in Kirkby Lonsdale.

Ground Floor

Sitting Room 14'9" x 12'2" (4.50 x 3.71)



Wood effect laminate flooring, radiator, fireplace housing multifuel stove with stone hearth and brick surround, staircase to first floor, exposed beams, double glazed window with seat and UPVC door to front.

Kitchen 12'7" x 6'4" (3.84 x 1.93)



Vinyl flooring, radiator, range of wall and base units, single drainer sink, cooker point, extractor hood, space for fridge/freezer, washing machine, gas central heated boiler, exposed beams, UPVC double glazed window and door to rear.

First Floor

Landing

Fitted carpet, loft access - boarded, exposed beams, wall light.

Bedroom One 12'1" x 9'10" (3.68 x 3.00)



Double room with fitted carpet, radiator, integrated wardrobes, double glazed window to front.

Bedroom Two 8'4" x 5'9" (2.54 x 1.75)



Single room with fitted carpet, radiator, wood panelling, double glazed window to rear.

Bathroom



Vinyl flooring, radiator, wash basin, toilet, wall mounted vanity unit, bath with shower over, double glazed window to rear aspect.

External

Front

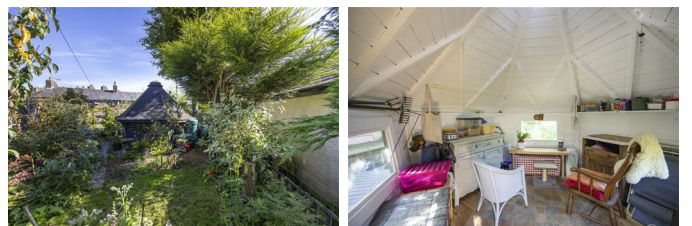
Parking for one car.

Rear



A sun-trap patio opens onto a gravelled area with two sheds (one with power), leading via steps to a charming garden with a 'Hobbit Hut' pond, mature shrubs, and established planting.

Hobbit Hut



Substantial wooden garden room with windows.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as agents in the sale of the property, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

At the point an offer is accepted, an Onboarding Fee of £25.00 (inc. VAT) will be payable. This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

You can pay this fee securely online at:
<https://shorturl.at/zAqJj>

FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

INTRODUCERS FEES

Fisher Hopper Ltd receives and introducers fee from Napthens Solicitors of £100.00 + VAT for all successful introductions.

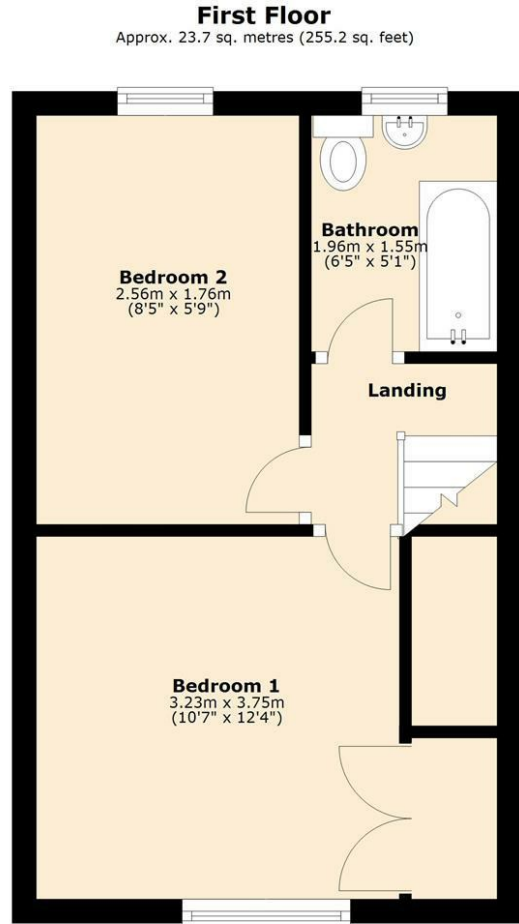
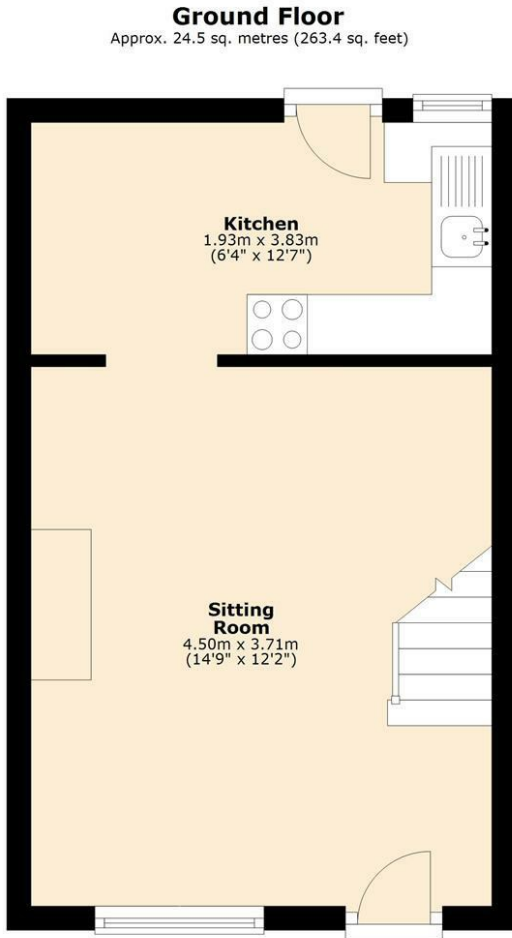
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FLOOR PLANS

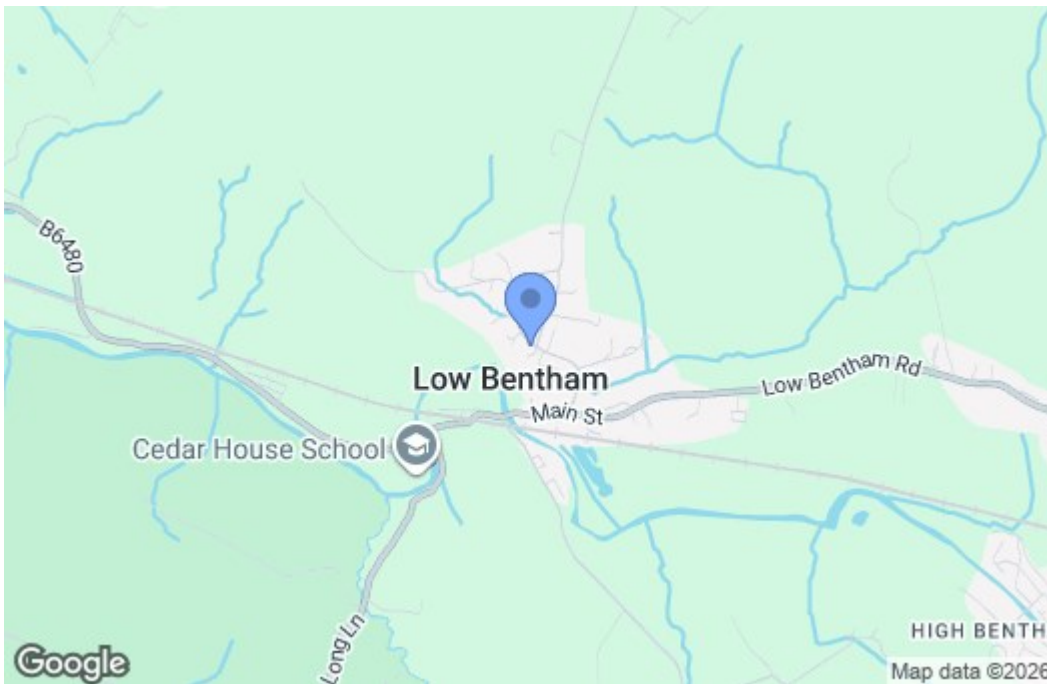
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Total area: approx. 48.2 sq. metres (518.6 sq. feet)
2 Baynes Cottages, Greenfoot Lane, Low Bentham

Area Map



Energy Efficiency Graph

