



Methodist Church Burton Road, Lower Bentham, LA2 7EB Asking Price £450,000

The Methodist Church, known locally as The Old Chapel – a beautifully converted, detached 1886 Wesleyan Chapel, combining striking Victorian character with modern living. Features include vaulted ceilings, a gallery, original pitch pine doors, and arched windows.

The versatile layout offers a sitting room, kitchen-dining with bi-fold doors, office/4th bedroom, three bedrooms (one ensuite), and a family bathroom. Outside, enjoy a fully enclosed garden, low-maintenance patios, and off-road parking.

Perfect as a main residence, second home, or investment, offering a secure lock-up-and-leave lifestyle in a desirable village location. In-person viewing highly recommended. Not to be missed!

The Old Chapel

Welcome to The Old Chapel, a beautiful converted Wesleyan Chapel, set in the desirable village of Low Bentham. This unique detached home provides the historic character of a Victorian building with the convenience and luxury of an immaculately presented modern house.

From the roadside, The Old Chapel makes a striking first impression with plenty of 'wow factor' throughout. Constructed in the handsome stone typical of the area, the façade showcases tall arched windows and an ornate stone-framed entrance porch that proudly reflects its 19th-century heritage. Mature planting softens the frontage, with established shrubs and trees providing year-round interest, all enclosed by black wrought iron railings and stone boundary walls, creating an inviting and unique approach.

Step through the double solid hardwood entrance doors, sympathetic to the original design, into a useful porch with feature exposed stone walls, followed by the original pitch pine doors opening onto the hall, which provides access to a cloakroom, utility room and a versatile office or fourth bedroom.

The hall leads through oak double doors to a stunning sitting room with an impressive high vaulted ceiling and mezzanine above. There is also a spacious kitchen-dining room with bi-fold doors opening onto the enclosed rear patio garden.

A beautiful solid oak staircase ascends to the mezzanine, giving access to all three bedrooms, one featuring its own tasteful en-suite shower room, along with the magnificent Travertine-tiled family bathroom.

Outside, the property continues to impress, offering fully enclosed external space with ample off-road parking for two vehicles.

Low Bentham

Low Bentham is a charming village situated on the western edge of North Yorkshire, close to the borders of Lancashire and Cumbria, with views of the ruggedly beautiful Three Peaks and the blue mountains of the Lake District. 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, 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.

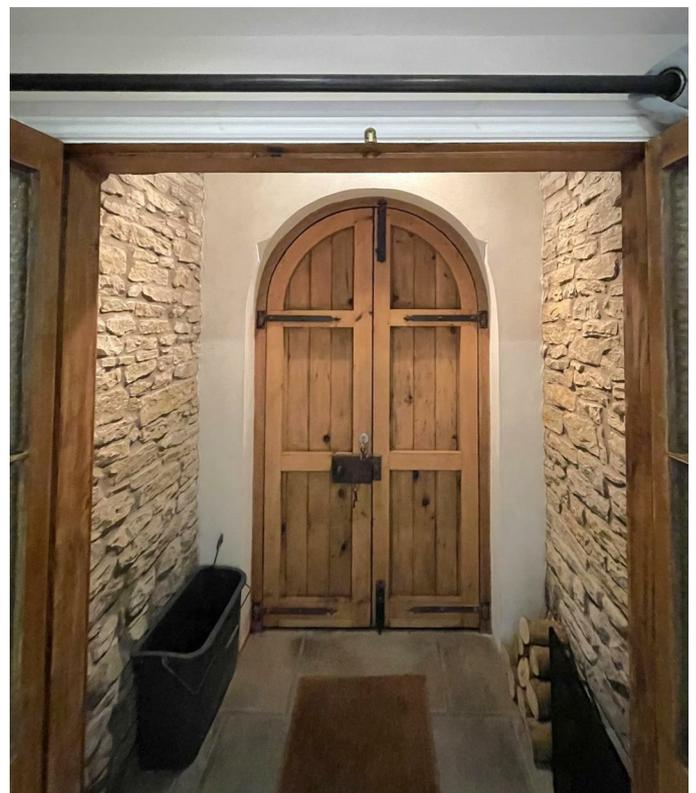
For families, there are excellent secondary school options at Settle College and Queen Elizabeth School in Kirkby Lonsdale.

Property Information

Tenure: Freehold
Council Tax Band: E
EPC Rating: D
Services: All mains

Ground Floor

Porch 6'0" x 4'1" (1.84m x 1.25m)



Feature solid arched twin outer doors and Georgian style glass panelled inner double doors, feature exposed stone walls and beams, stone flagged floor, wall lights.

Hall 9'5" x 4'9" (2.88m x 1.45m)

Mini halogen ceiling lighting, stone flagged floor, feature cast iron radiator. Provides access to the lounge, cloakroom, utility room and study.

Downstairs Toilet 7'10" x 3'11" (2.41m x 1.2m)

WC with hidden cistern and vanity wash basin unit in oak. Chrome towel ladder radiator, slate tile flooring, ceiling lighting, double glazed window, auto vent.

Utility Room 7'10" x 5'1" (2.41m x 1.56m)



With base units, complementary work surfaces, tiled splashback, stainless steel sink with mixer tap, slate tile flooring, double glazed window, plumbing for washing machine, space for tumble dryer, chrome ladder radiator.

Study / Bedroom 4 9'5" x 7'11" (2.88m x 2.43m)



Dual aspect windows, ceiling lighting, carpeted

floor, TV point, radiator, sockets for computers, sufficient space for a double bed if desired.

Sitting Room 21'3" x 14'4" (6.5m x 4.39m)



Glass panel double doors leading from the hall. Fitted carpet, feature tall wall radiator, second radiator, multi fuel stove on raised slate hearth, oak staircase to first floor with glass balustrades, feature high open part vaulted ceiling, wall lights, mini halogen ceiling lighting, smoke alarm, 2 double glazed windows to each side aspect.

Open Plan Kitchen Diner 23'0" x 11'7" (7.03m x 3.55m)



Large open plan room featuring comprehensive bespoke range of gloss cream wall and base units with complementary work surfaces, tiled splashback, built in appliances including gas hob, extraction hood, single oven incorporating microwave, large fridge/freezer, 'Corian' 1 ½ bowl sink with mixer tap, gas fired central heating boiler, double glazed windows to both sides, wall lights, space for dining table, slate tiled flooring, feature vertical wall radiator, ample stainless-steel wall sockets, double glazed

bi-folding doors with access to the rear patio area. Discreet electric and TV distribution cupboard.

First Floor

Landing



Oak staircase leading up past the tall arched window onto feature open gallery landing 14'2 x 12'8 max with continued oak and glass balustrade. Vaulted ceiling with exposed feature original roof beams, 2 x high level VELUX roof windows, wall lights, fitted carpet, feature radiator.

Bedroom One 15'1" x 11'4" (4.62m x 3.47m)



Impressive high vaulted ceiling with feature exposed roof timbers, VELUX with remote-controlled solar powered fitted blackout blind, radiator, wall lights, TV point, double glazed window.

En-Suite 9'4" x 5'5" (2.86m x 1.66m)



Tasteful shower room with step in double shower featuring rainfall showerhead, WC and pedestal wash basin, "Travertine" tiled floor and walls, chrome ladder radiator, auto vent. Useful annex storage cupboard.

Bedroom Two 11'6" x 10'7" (3.52m x 3.23m)



Airy high vaulted ceiling feature double-glazed floor level arched window, exposed beams, VELUX with solar powered remote-controlled fitted blackout blind, radiator, fitted carpet, wall lights, TV point.

Bedroom Three 10'4" x 11'6" (3.16m x 3.52m)



High vaulted ceiling, feature double-glazed floor level arched window, fitted carpet, exposed timber beams, VELUX with solar powered remote-controlled fitted blackout blind, radiator, wall lights, TV point.

Bathroom 6'7" x 12'7" (2.01m x 3.85m)



4 piece contemporary bath suite incorporating free standing oval slipper style bath, low flush WC, pedestal wash basin and sizeable walk-in glass shower enclosure with rainfall shower, "Travertine" tiled walls and floor, chrome ladder radiator, exposed timber beams, Velux window, wall lights, auto vent.

Outside

Front



Stone paved frontage incorporating black wrought iron railings, front gate and side gate leading to brick paviour private parking area suitable for 2 vehicles. Foregarden with mature planting.

Sides

Enclosed stone paved side paths with dry stone walls.

Rear

Attractive private enclosed south facing tiled sandstone terrace with exterior wall lighting, water tap and power point.

Parking



Brick paved parking area for 2 cars.

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, a non refundable onboarding fee of £25.00 (inc. VAT) per person 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>

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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

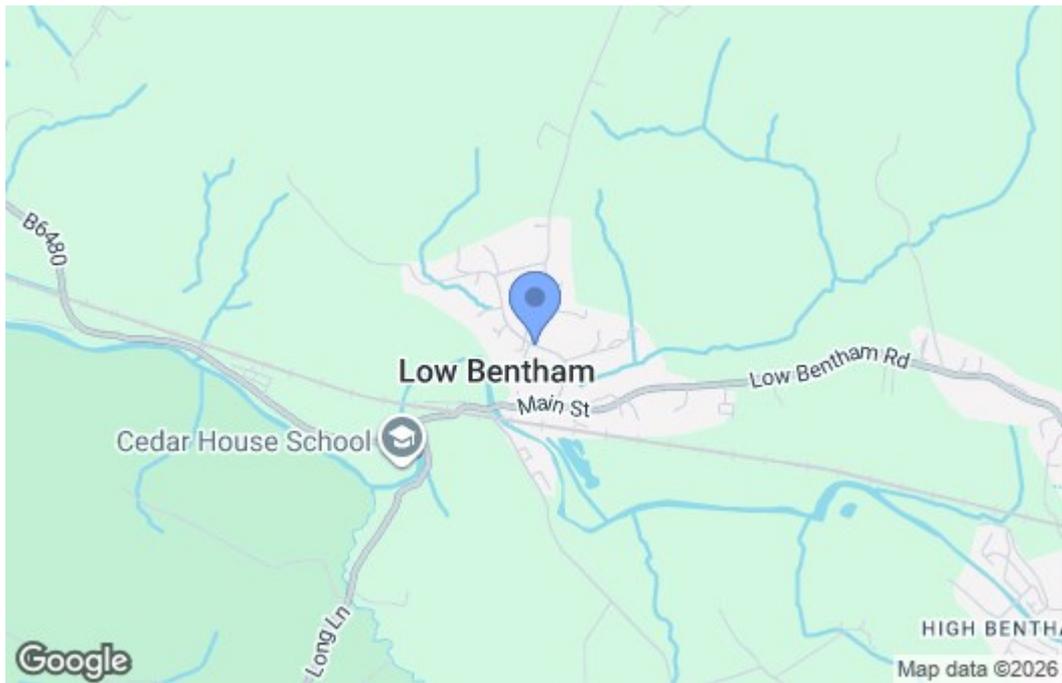


TOTAL: 1534 sq. ft, 143 m²
 1st floor: 816 sq. ft, 76 m², 2nd floor: 718 sq. ft, 67 m²
 EXCLUDED AREAS: OPEN TO BELOW: 54 sq. ft, 5 m², WALLS: 122 sq. ft, 11 m²

This floorplan is intended for general reference and illustrative purposes only. Measurements, floor areas and orientation are approximate. Produced by MIA Media.



Area Map



Energy Efficiency Graph

