



Thornber Lodge

Robin Lane, Bentham, Lancaster, LA2 7AQ

Guide Price £460,000

Thornber Lodge

Bentham

The accommodation extends to either three or four reception rooms and three or four bedrooms, allowing flexibility to suit a variety of lifestyles. The front door opens into an entrance hall, leading to a practical boot room and access to the integral double garage. Fitted with an electric door, the garage offers ample space not only for vehicles but also for a utility area, workshop or store to the rear.

The ground floor features three distinctive reception rooms. The living room features an enamel Lange & Co wood-burning stove and opens through an arched doorway to a charming dual-aspect sitting room, with views of the delightful garden and a cast iron Lange & Co stove creates a warm focal point. The impressive double-height dining room is a distinctive feature, complete with deep built-in storage cupboards, a gallery landing above and a sliding picture window opening directly onto the stone-flagged terrace. The fourth reception room enjoys attractive garden views and could equally serve as an office or ground-floor double bedroom. A painted pine kitchen and ground-floor shower room complete the accommodation on the ground floor.

Upstairs, the gallery landing enjoys far-reaching views over the surrounding countryside and leads to three generous double bedrooms, each benefitting from built-in pine-fronted wardrobes. The principal bedroom is dual aspect, enjoying elevated views across the beautiful gardens and neighbouring fields beyond. It also benefits from Jack-and-Jill access to the family bathroom, fitted with a three-piece suite and equally attractive rural outlooks.

Outside, Thornber Lodge's exceptional setting is one of its greatest assets. Positioned at the very edge of the village, with open farmland bordering two sides, and across the road to a third elevation, the property enjoys a remarkable degree of peace and seclusion. The garden is beautifully established, featuring an abundance of mature trees, shrubs and planting that provide year-round structure, colour and interest. There's ample room to relax and enjoy each different aspect of the garden, while a kitchen garden, complete with greenhouse and raised beds, is discreetly screened behind a beech hedge. Alongside the hedged roadside boundary, a narrow sunken beck provides a soothing soundtrack, enhancing the tranquil atmosphere of this delightful country home.

Thornber Lodge represents a rare opportunity to acquire a characterful property in a highly desirable setting, combining flexible accommodation, wonderful gardens and outstanding countryside views.





Location

The Yorkshire market town of High Bentham offers an ideal blend of countryside tranquillity and modern conveniences. Set on the edge of the Yorkshire Dales National Park and the Forest of Bowland protected National Landscape, it combines stunning scenery with excellent local amenities and transport links.

Bentham has a strong community spirit and a wide range of everyday services, including independent shops, a butchers and greengrocers, charity bookshop, Post Office, health centre and pharmacy, Co-op and Spar, library, recreational facilities and a selection of cafés, pubs and eateries. Nearby Ingleton (3.5 miles), Kirkby Lonsdale (9.3 miles) and Settle (11.7 miles) further enhance the choice of shops and services available.

For those with children of school age, there is a primary school within walking distance. We are advised that Thornber Lodge is within catchment area for secondary schools in Kirkby Lonsdale (Queen Elizabeth School and QESstudio) and Settle (Settle College).

Outdoor enthusiasts are spoilt for choice, with easy access to walking, cycling and other pursuits across the Yorkshire Dales, Forest of Bowland and Lake District. There are sports facilities in Bentham, neighbouring villages and towns.

Despite its rural setting, Bentham is exceptionally well connected. The town's railway station is a huge bonus for a small town and provides direct services to Lancaster, Skipton, Leeds and connections to London Kings Cross (journey time around 4 hours), while the M6 (J34 13.5 miles) is within easy reach, making larger centres such as Lancaster (15.7 miles), Kendal (28.1 miles) and Skipton (26.6 miles) readily accessible for work and social events. The A65 is 2.5 miles distant.

With its welcoming community, beautiful surroundings and excellent connectivity, Bentham offers the very best of Yorkshire living.

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Directions

What3words:/// wanting.lifetimes.cupcake

Download the what3words App or go online for directions straight to the property.

Services

Mains electricity, gas and water. Oil fired central heating to radiators from a traditional Grant boiler in the kitchen. Hot water tank in bedroom 1.

Private drainage to a sole use tank located within the garden.

Security alarm.

Mobile and Broadband Services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Tenure

Freehold.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as listed: Bosch built in oven, AEG hob, NEFF extractor fan. Available by way of further negotiation are free standing appliances as follows: Beko dishwasher, LEC fridge, Bosch washing machine, White Knights tumble dryer.

Local Authority charges

North Yorkshire Council – Council Tax band F







Viewing is strictly by appointment with the sole agents
The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.