FISHER HOPPER
ESTATE AGENTS

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2 Yew Tree Drive, Lower Bentham, LA2 7NR

Offers In The Region Of £650,000

2 Yew Tree Drive is an impressive four-bedroom detached family home occupying a peaceful position in the sought-after village of Low Bentham, with stunning views towards Ingleborough. Beautifully presented throughout, the property offers spacious and versatile accommodation, including a superb open-plan kitchen diner, generous sitting room, principal bedroom with en-suite, and four well-proportioned bedrooms. Outside, mature private gardens, a secluded hot tub area, productive vegetable plot, ample parking, double garage, and a versatile Annex ideal for a home office or gym combine to create an exceptional home in a picturesque countryside setting.

2 Yew Tree Drive

Welcome to 2 Yew Tree Drive, a substantial four-bedroom detached home occupying a peaceful tucked-away position within the popular village of Low Bentham, enjoying breathtaking views across open countryside towards Ingleborough.

Beautifully presented throughout, the property offers spacious and versatile accommodation ideal for modern family living. The ground floor comprises an inviting entrance hall with cloakroom/WC, a generous full-depth sitting room with direct access to the garden, and a superb open-plan kitchen diner, also opening onto the patio and perfectly positioned to take advantage of the surrounding views. A practical utility room completes the ground floor.

To the first floor, a bright and airy landing leads to four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom.

Externally, the property continues to impress. A substantial driveway provides parking for five vehicles and leads to a double garage. Attached to the garage is a highly versatile annex, ideal as a home office, gym, studio, hobby room or entertaining.

The mature gardens are a particular feature of the property, offering excellent privacy and a wonderful setting for outdoor entertaining or relaxation. A secluded hot tub area provides the perfect spot to unwind, while beyond the main garden lies a productive vegetable plot.

2 Yew Tree Drive represents a rare opportunity to acquire a spacious family home in a sought-after village setting, combining generous accommodation, outstanding views and superb outdoor space.

Property Information

Freehold
EPC Rating: C
Council Tax Band: F
Council: North Yorkshire
Services: All mains
Broadband Connection: Speeds available up to 1000mbps

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

Entrance Hall



Solid oak wood floorboards, radiator, staircase to

first floor, under stairs cupboard, UPVC triple glazed door to front.

Sitting Room



Solid oak wood floorboards, two radiators, gas fire with stone hearth and painted wood fire surround, UPVC triple glazed window to front aspect, UPVC triple glazed French doors to rear garden and patio.

Kitchen / Diner

Kitchen area



Solid oak wood floorboards, radiator, range of wall and base units with complementary worktop, kitchen island with sliding drawers, double stainless steel drainer sink with mixer tap, gas hob with extractor hood over, integrated single oven, microwave and dishwasher, UPVC triple glazed window to rear aspect with views over garden and countryside.

Dining area



Solid oak wood floorboards, radiator, internal double doors to sitting room, UPVC double glazed sliding patio doors to rear garden and patio.

Utility Room



Solid oak wood floorboards, radiator, wall and base units with complementary worktop, stainless steel drainer sink with mixer tap, space/plumbing for washing machine and tumble dryer, gas combination boiler, UPVC triple glazed window to front, UPVC triple glazed door to side.

Cloakroom



Solid oak wood floorboards, heated towel rail, wash basin, toilet, UPVC triple glazed window with textured glass.

First Floor

Landing

Fitted carpet, radiator, loft access via drop down ladder, UPVC triple glazed window on half landing, stairs to ground floor.

Bedroom One



Fitted carpet, radiator, fitted wardrobes, UPVC triple glazed window to rear aspect enjoying views over the garden and Ingleborough.

En-Suite





Stone effect tiles, heated towel rail, wash basin with vanity unit, toilet, shower cubicle, extractor fan, triple glazed window with textured glass.

Bedroom Two



Fitted carpet, radiator, UPVC triple glazed window to rear aspect enjoying views over the garden and Ingleborough.

Bedroom Three



Fitted carpet, radiator, UPVC triple glazed window to front aspect.

Bedroom Four



Fitted carpet, radiator, UPVC triple glazed window to rear aspect enjoying views over the garden and Ingleborough.

Bathroom




Stone effect tiles, heated towel rail, wash basin with vanity unit, toilet, shower cubicle, modern bath, extractor fan, double glazed window with textured glass.

Double Garage



Concrete floor, dual up and over doors, light, power, door to side.

Annex Room



A spacious and flexible room offering ideal office, recreational room, home gym, studio or additional occasional accommodation with solid oak wood floorboards, multi fuel stove, two Velux windows, UPVC double glazed window, two Velux windows, UPVC double glazed French doors.

External

Front

Tarmac drive with generous parking, established borders, patio seating area.

Sides

Both sides of the property have gated access leading to rear garden, the left side is paved and terraced with hard standing for shed and includes access to garage via side door.

Rear



Large lawn, various paved patio seating areas, hot tub, established well stocked beds, large established vegetable garden, secure hedge enclosed boundaries, stunning views of garden and hills beyond, including the famous Three Peak; Ingleborough.

Parking

Ample off-road parking for 5 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 £30.00 (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.

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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.

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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. 208.3 sq. metres (2242.1 sq. feet)
2 Yew Tree Drive, Lower Bentham

Area Map



Energy Efficiency Graph

