FISHER HOPPER
ESTATE AGENTS

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6 Lairgill, Bentham, LA2 7JZ

Offers In The Region Of £215,000

This charming 2 bed mid-terrace property is arranged over three floors and was originally a three-bedroom home, offering potential to reinstate the original layout. Conveniently located close to local amenities, the property also benefits from a large patio garden, garage, and ample parking, including space for a motorhome.

An ideal opportunity for first-time buyers or couples searching for a peaceful home in a bustling market town on the edge of the Forest of Bowland National Landscape.

Property Description

Welcome to 6 Lairgill - a charming mid-terrace two-bedroom property arranged over three floors, conveniently located for local amenities.

The property benefits from two separate entrances. The rear entrance leads directly to the basement level, where there is a spacious and bright kitchen, while the front entrance opens onto the ground floor landing, which provides access to the sitting room.

On the first floor, there is a double bedroom, a single bedroom and a shower room. The principal bedroom, which was originally two separate rooms, has been opened up to create a versatile dressing and wardrobe space, with the potential to reinstate the original layout if desired.

Externally, the property benefits from a large rear patio garden, a small rear yard, a garage, and parking, with space for a motorhome.

Early viewing is highly recommended to appreciate the space, flexibility and potential this unique property has to offer.

Property Information

Tenure: Freehold
Council Tax Band: B
EPC Rating: D
Services: All mains
Broadband: Speeds available up to 80mbps

High Bentham Location

High Bentham is a vibrant market town offering a good variety of shops, bars, and takeaways. The town benefits from a well-regarded primary school, a medical surgery, and a train station on the Leeds–Lancaster line, providing excellent connectivity.

Families can access excellent secondary education within the catchment areas of Queen Elizabeth School in Kirkby Lonsdale and Settle College. Both of these nearby market towns feature Booths supermarkets and a charming mix of independent shops.

High Bentham is conveniently located about 30 minutes by car from Kendal and Lancaster, with easy access to the M6 motorway. Situated on the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, it also offers close proximity to the Yorkshire Dales, Lake District, and Morecambe Bay—perfect for scenic day trips and outdoor adventures.

Basement Floor

Kitchen 16'6" x 20'4" (5.03m x 6.21m)



Wood laminate flooring, radiator, heated towel rail, range of wall and base units, 1.5 drainer sink, integrated gas hob, double oven, space for fridge freezer and washing machine, combi-boiler, understairs cupboard, 3 double glazed windows to front and rear aspect, UPVC glazed door with textured glass to rear aspect.

Ground Floor

Landing

Timber floorboards, storage cupboard, access to sitting room, external glazed door with stained glass panel to rear garden.

Sitting Room 17'9" x 6'0" (5.40m x 1.84m)



Part fitted carpet, part wood laminate flooring, 3 radiators, fireplace housing gas fire, door to staircase providing access to second floor, 3 double glazed windows to front and rear aspects.

First Floor

Landing
Fitted carpet, loft access - fully boarded, access to both bedrooms and shower room.

Bedroom One 9'2" x 18'2" (2.80m x 5.53m)



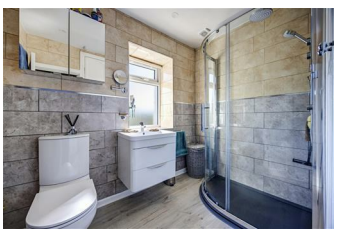
2 bedrooms made into 1 double room with part fitted carpet, part wood laminate flooring, 2 radiators, 2 double glazed windows to front aspect.

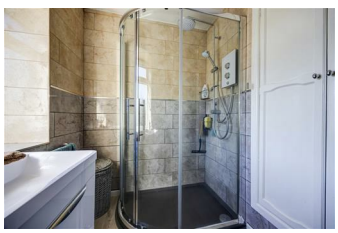
Bedroom Two 8'4" x 9'3" (2.53m x 2.82m)



Single room with fitted carpet, radiator, ceiling rose, double glazed window to front aspect.

Shower Room





Wood laminate flooring, heated towel rail, wash basin with vanity unit underneath, toilet, shower, wall mounted vanity unit, airing cupboard, extractor fan, double glazed window with textured glass to front aspect.

External

Front



Shared access steps up to front low maintenance yard, with established flower bed.

Rear



Low maintenance tiered flagged yard, with established flower beds, shed, decorative metal railing, steps down to kitchen entrance.

Parking



Large garage, space for 1 car to rear and 2 cars or motorhome to front aspect, accessed via shared steps.

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

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 an introducers fee from:

Napthens and Taylor Rose Solicitors of £100.00 + VAT for all successful introductions.
Lakes Mortgages of £250.00 + VAT for all successful introductions.

FISHER HOPPER

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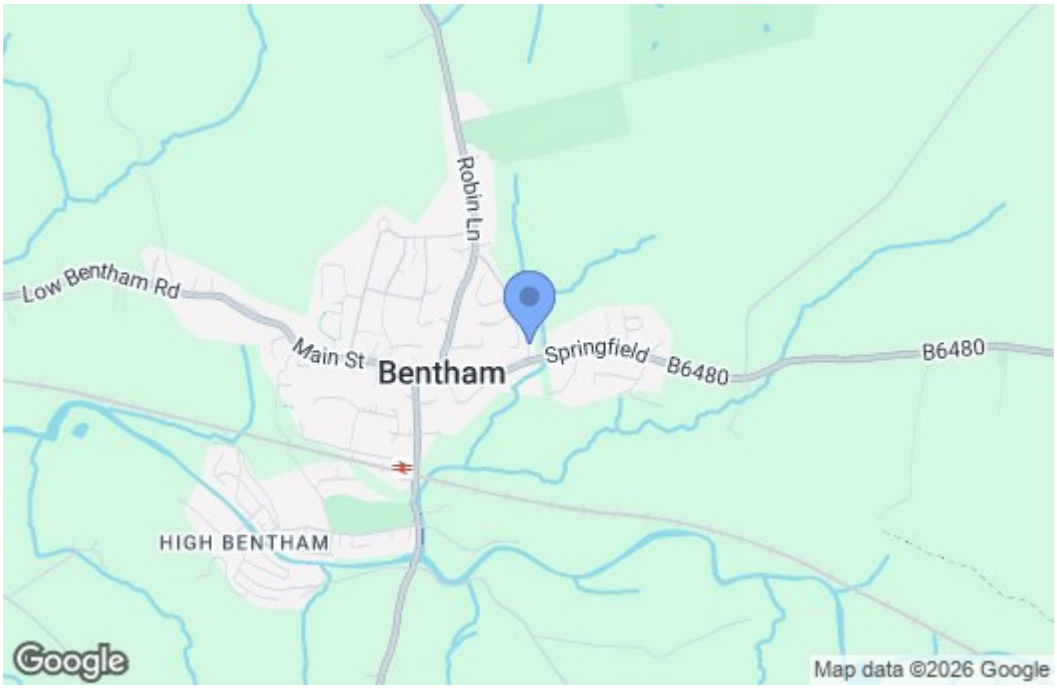
FLOOR PLANS

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

Floor Plan



Area Map



Energy Efficiency Graph

