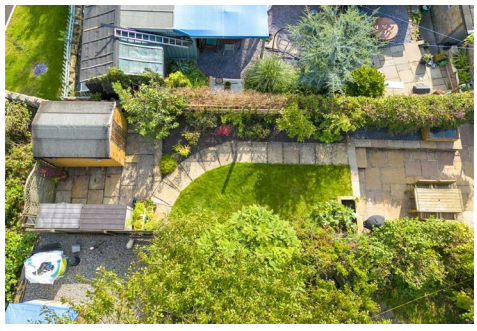
FISHER HOPPER
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Appletree Cottage 8 Cheapside, LA2 7EJ

Asking Price £215,000

Stunning double fronted, 2 bedroom character cottage presented in excellent order throughout, benefitting from a superb private garden to the rear with patio seating area for entertaining outside. Appletree Cottage provides the perfect blend of period charm with modern comfort. Located in the popular village of Low Bentham - a great base for exploring the Yorkshire Dales, Lake District and Bowland - with an excellent range of amenities available in nearby High Bentham.

A desirable permanent home, the property would also be ideal as a second home or holiday let investment. Viewing is highly recommended in order to appreciate the quality of this spacious and delightful cottage.

Appletree Cottage

With attractive honey-coloured stone, Appletree Cottage is a charming double fronted property with internal period features including a wealth of exposed beams and roof trusses. Renovated and maintained to a high standard, the accommodation comprises: spacious living/dining room with feature fireplace and painted beams; modern fitted kitchen with breakfast bar and access to the rear; first floor landing with alcove recess, exposed beams and Velux skylight; double bedroom one with vaulted ceiling and large built-in wardrobe; double bedroom two and a pristine house bathroom. Ample storage available, with cupboards in the kitchen, living/dining room and bedroom one.

Outside, the property benefits from a generous and private rear garden comprising raised patio seating area, lawns, established borders and timber shed with light and power. Parking is freely available on a cobbled area to the front aspect of the property.

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, 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: B
EPC Rating: D
All mains services with gas central heating.
Notes: The cobbled area to the front aspect of the property is not on the title, but is typically freely available for parking. One adjacent property has a right of access across the rear of the property. Appletree Cottage also has a right of access via an adjacent garden and ginnel - used for bin collection.

Ground Floor

Living/Dining Room 14'0" x 19'5" (4.27m x 5.92m)

A spacious, light and welcoming reception room with limestone tiled flooring, underfloor heating, painted exposed beams, each of the 2 windows has a window seat - one with cupboard under housing the consumer unit, timber framed double glazed sash style tilt windows and external door with stained glass to front aspect.

Living Area



Feature fireplace with exposed stone surround housing gas flame stove, feature alcove recess, carpeted stairs with balustrade rising to first floor.

Dining Area



Space for a good-sized dining table, large under stairs storage cupboard.

Kitchen/Breakfast Room 7'6" x 14'10" (2.28m x 4.51m)



Modern fitted kitchen with tiled flooring, underfloor heating, range of wall and base units. stainless steel drainer sink, integrated double electric oven, gas hob with extractor over, integrated fridge, freezer, washer dryer and dishwasher, large storage cupboard housing gas central heating boiler, Velux skylight, timber framed double glazed window and external door to the rear aspect.

First Floor

Landing

Fitted carpet, exposed beams and rafters, alcove recess, access to both bedrooms and house bathroom, Velux skylight.

Bedroom 1 11'1" x 9'4" (3.39m x 2.84m)



A good-sized double bedroom with fitted carpet, radiator, large built-in double wardrobe with drawers and clothes rails, vaulted ceiling with exposed beams, timber framed double glazed sash style tilt window to front aspect.

Bedroom 2 7'1" x 9'11" (2.16m x 3.01m)



Smaller double or ideal single bedroom with fitted carpet, radiator, vaulted ceiling with exposed beams, timber framed double glazed sash style tilt window to front aspect.

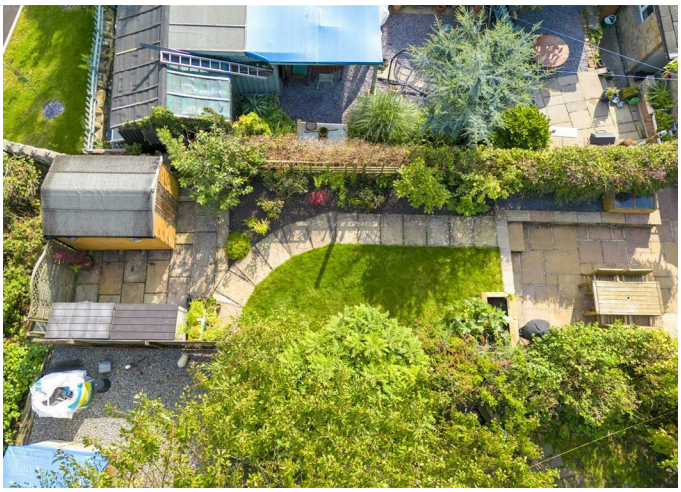
Bathroom 6'8" x 6'4" (2.02m x 1.93m)





Pristine house bathroom with tiled flooring, heated towel rail, wash basin with vanity unit underneath, P-shaped bath with shower over, toilet, extractor fan, timber framed double glazed window to the rear aspect.

Outside



Gated access way via adjacent garden and ginnel out to the front.

Patio



Large patio seating area with raised beds, external tap.

Garden



Good-sized private garden enjoying the sun for most of the day, lawn, pathway and established borders, timber Shed with light & power.

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.

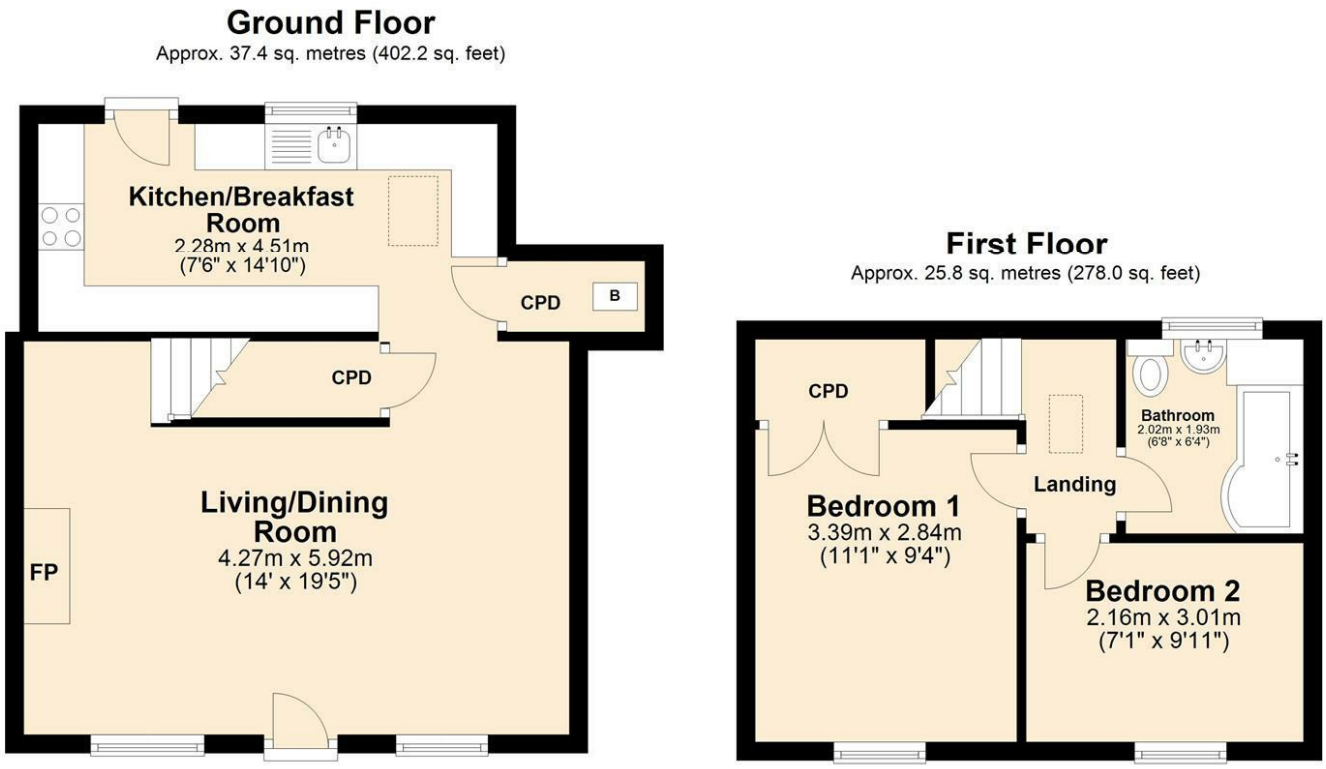
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Fisher Hopper Ltd receives an introducers fee from:

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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The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

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. 63.2 sq. metres (680.2 sq. feet)

Appletree Cottage, Low Bentham

Area Map



Energy Efficiency Graph

