FISHER HOPPER
ESTATE AGENTS

43 Main Street, Bentham,
North Yorkshire, LA2 7HJ
015242 62044
property@fisherhopper.com
www.fisherhopper.com









16 Mount Pleasant, LA2 7LB

Offers In The Region Of £285,000

16 Mount Pleasant is an impressive double-fronted Grade II listed property in the heart of Bentham, combining period character and spacious accommodation with the benefit of recent modernisation, including a new kitchen and bathroom, updated electrics, heating system, uPVC windows and floor coverings. Offering four bedrooms, a generous sitting room, entrance hall/dining room, pantry and cellar, the property also enjoys an enclosed rear garden with patio and established planting. Conveniently located close to the town's shops and amenities, it makes an appealing family home.

Property Description

16 Mount Pleasant is an impressive double-fronted Grade II listed property, situated in the heart of Bentham. Retaining much of its original character, the property has recently been modernised to provide comfortable and well-presented accommodation, including a newly fitted bathroom, kitchen improvements, new floor coverings, updated electrics, uPVC windows and a modern heating system.

The spacious accommodation comprises an entrance hall/dining room, a sitting room with bay window, kitchen, pantry and cellar. To the first floor are three double bedrooms, a further single bedroom and a family bathroom.

Externally, the property enjoys an enclosed rear garden with lawn, patio and mature planting. Its convenient central location provides easy access to Bentham's shops, amenities and local facilities.

Combining the character and proportions of a traditional period home with the benefit of significant modernisation, 16 Mount Pleasant offers an appealing opportunity to acquire a distinctive family home in a popular market town.

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.

Property Information

Freehold
Council Tax Band
EPC Rating: Exempt
Listing: Grade II
Services: All mains
Internet: TBC

Ground Floor

Dining Room



Wood laminate flooring, radiator, original painted fitted cupboards, original cornicing and picture rails, uPVC window to front, door to front.

Sitting Room





Fitted carpet, radiator, open fire with dressed stone surround and slate hearth, original cornicing and picture rails, uPVC window to front, uPVC bay window to front.

Rear Hall



Fitted carpet, staircase with carpet runner to first floor, understairs cupboard, UPVC window off half landing.

Kitchen



Wood laminate flooring, range of painted wooden floor and wall cupboards with complementary worktops, drainer sink with mixer tap, electric cooker point with extractor hood above, space for a fridge freezer, plumbing for washing machine, uPVC window to rear, door to rear

Pantry / Utility Room

Good-sized pantry-cum-utility room with vinyl flooring, new consumer unit, plumbing for washing machine, uPVC window to rear, steps to cellar.

Cellar

Slate floor, slate shelf, single glazed window to street level.

First Floor

Bedroom One





Large double room. Fitted carpet, radiator, UPVC window to front and rear with views to open countryside, loft access.

Bedroom Two



Double bedroom. Fitted carpet, fitted wardrobes, UPVC window to front.

Bedroom Three



Double bedroom. Fitted carpet, UPVC window to front.

Bedroom Four



Single room. Fitted carpet, UPVC window to rear.

Bathroom





Patterned tiled floor, tiled walls, walk in shower, bath, toilet, wash basin, UPVC window to rear.

External

Rear Garden

Generous lawned garden with an established planting bed and patio area.

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.

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 Fraser Bell 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



Area Map



Energy Efficiency Graph