



79 ROBIN LANE, HIGH BENTHAM
£595,000



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79 ROBIN LANE, HIGH BENTHAM, LANCASTER, LA2 7AG

A substantial six bedroom stone-built period residence, located in a very convenient position on the edge of High Bentham, standing within a large mature plot.

The property offers extensive and well-planned accommodation arranged over three floors, with a wealth of character features evident throughout.

To the ground floor, the property comprises a side entrance porch with WC, leading into a spacious inner hallway with fantastic staircase rising to the first floor. There are two large reception rooms, a living kitchen, sunroom and utility rooms.

To the first floor is a wide landing serving three very large double bedrooms and a house bathroom with three further double bedrooms located on the second floor.

Externally, the property stands within a very extensive overgrown garden to the front, side and rear, the extent of which cannot be fully appreciated without inspection.

The property is in need of some modernisation and renovation but offers exceptional potential to create a superb family home in a stunning setting.

Features evident include high ceilings, coving, cornicing, doors and fireplaces. The property benefits from partial double glazing and gas fired central heating.

An absolute gem of a property, which can only be fully appreciated by internal inspection. Ideal property for a family purchaser or developer/builder.

The property may offer development potential i.e. to be split in two, or the garden developed, all subject to the necessary approvals.

Positioned on the edge of town and will command superb views once the garden area is cut back.

High Bentham is a small market town situated within stunning countryside on the edge of Bowland Area of Outstanding Natural Beauty and close to the Yorkshire Dales National Park.

The town has a range of independent shops and all other amenities, such as primary school, doctors' surgery, churches and railway station with links to Leeds, Lancaster, and Settle.

ACCOMMODATION COMPRISES:

Ground Floor:

Side Entrance Hall, WC/Cloakroom, Main Hallway, Dining Room, Lounge, Sunroom, Living Kitchen, Utility Room, WC.

First Floor:

Landing, 3 Bedrooms, House Bathroom.

Second Floor:

Landing, 3 Bedrooms.

Outside

Extensive Gardens/Grounds, Detached Garage/Workshop.



ACCOMMODATION:

GROUND FLOOR:

Side Entrance:

5'6" x 5'0"

External entrance door, single glazed window, tiled floor, wide leaded stained glass internal door to hallway.

WC/Cloakroom:

5'9" x 5'0"

WC, wash hand basin, two single glazed windows, radiator, tiled floor and tiled walls.

Main Hallway:

23'3" x 9'0" (7.62 x 3.89) plus 7'3" x 5'6" (7.62 x 3.89)

Spacious hallway, feature staircase to the first floor, radiator, glazed double doors to sunroom, access to the lounge, dining room and kitchen, corniced ceiling and feature plaster arch.



Lounge:

16'0" x 20'2" (7.62 x 3.89)

Large room, upvc double glazed window, marble fireplace with open fire grate, shelved alcove, picture rail and radiator.

Dining Room:

16'4" x 16'2" (3.89 x 3.51)

Large square room with high ceiling, single glazed mullioned window, single glazed gable window, two radiators, feature fireplace with open grate, wood fire surround, picture rail and corniced ceiling.

Sun Room:

7'3" x 15'10" (3.89 x 3.51)

Double glazed patio door with access to the garden, single glazed window and radiator.

Living Kitchen:

12'8" x 21'1" (3.58 x 3.51)

Large room with a range of old-style base units with worksurfaces, breakfast bar, stainless steel sink with mixer taps, double oven, two radiators, two single glazed windows and two alcove cupboards.



Pantry:

6'5" x 8'1" (0.84 x 1.17)

Slate and wooden shelves.

Utility Room:

15'9" x 8'8" (0.84 x 1.17)

Side external door, sink unit, single glazed window, gas fired central heating, plumbing for washing machine.

WC:

8'2" x 3'3" (0.84 x 1.17)

WC and pedestal wash hand basin.

FIRST FLOOR:

Landing:

22'5" x 8'9" (1.75 x 3.71) plus 5'5" x 7'5" (0.86 x 1.85) plus 3'4" x 18'6" (0.86 x 1.85)

A very spacious landing with single glazed windows, staircase to the second floor, wall lights, picture rail, access to three bedrooms and bathroom.



Bedroom 1:

17'0" x 12'7" (3.81 x 3.81) plus Bay Window

Large double bedroom, upvc double glazed bay window, cast iron fireplace, vanity wash hand basin, picture rail and radiator.

Bedroom 2:

16'1" x 16'2" (3.76 x 3.45)

Double bedroom, dual aspect 2 single glazed windows, 2 radiators, fireplace with wood surround, cast iron inset, picture rail, vanity wash hand basin, coved ceiling.

Bedroom 3:

12'5" x 15'7" (3.78 x 4.75)

Double bedroom with single glazed window, fireplace with wood surround and cast-iron inset, vanity wash hand basin, radiator, picture rail, coved ceiling.





House Bathroom:

12'3" x 6'9" (3.73 x 2.05)

Three-piece white bathroom suite comprising bath with shower over off the system, pedestal wash hand basin, WC, built in cupboard, single glazed window, radiator, heated towel rail.



SECOND FLOOR:

Landing:

5'6" x 24'11" (1.67 x 7.59)

Access to 3 bedrooms, eaves storage.

Bedroom 4:

19'0" x 14'5" (5.79 x 4.39)

Large double bedroom, single glazed window, radiator.



Bedroom 5: (front)

Double bedroom with double glazed window, pedestal wash hand basin, radiator, reduced eaves.

Bedroom 6:

12'8" x 16'11" (3.86 x 5.15) bay: 6'6" x 5'0" (1.98 x 1.52)

Bay upvc double glazed window. Pedestal wash basin. radiator, radiator, cast iron fireplace, views.

OUTSIDE:

Extensive gardens and grounds around the house with detached garage and workshop.



**AGE:**

Approximately 1900

Directions:

Leave the Bentham office down the Main Street, then take the first left on to Robin Lane, go up the hill and 79 Robin Lane is situated opposite the Golf Club on the left-hand side. A for sale board is erected.

Tenure:

Freehold with vacant possession on completion.

Services:

All mains' services are connected to the property.

Internet/Mobile Coverage:

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage is available from 4 networks.

Flooding:

[Check for flooding in England - GOV.UK](#) shows that the risk of flooding is very low.

Viewing:

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

Purchase Procedure:

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

Marketing:

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.

N.B. No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

N.B. Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the



Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

Local Authority:

North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ
Council Tax Band 'F'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

79 Robin Lane Bentham LANCASTER LA2 7AG		Energy rating E
Valid until 23 July 2036	Certificate number 9060-3064-3203-5036-8204	

Property type	Detached house
Total floor area	350 square metres

2ND FLOOR
977 sq.ft. (90.8 sq.m.) approx.



TOTAL FLOOR AREA: 977 sq.ft. (90.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing description, measurements of floors, walls, etc. and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
1566 sq.ft. (145.5 sq.m.) approx.



1ST FLOOR
1059 sq.ft. (98.4 sq.m.) approx.



TOTAL FLOOR AREA: 2625 sq.ft. (243.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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