

# RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

## CROSSLANDS, SPRINGFIELD, HIGH BENTHAM

PRICE: £400,000 Region



Council Tax Band: D

Tenure: Freehold

Energy Performance Certificate Band: D

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# Crosslands, Springfield, High Bentham, Nr Lancaster, LA2 7BA

A lovingly and thoughtfully improved traditional stone built imposing semi-detached family residence extending to spacious 4 bedroom accommodation over 4 floors incorporating large dormer main bedroom ensuite, spacious yet cosy lounge with multi-fuel stove, bespoke fitted breakfast kitchen with integrated appliances and multi-fuel stove, basement utility room/2<sup>nd</sup> dining kitchen and hobbies room/gym.

Externally the property enjoys a private driveway capable of accommodating several vehicles, a good sized lawned garden area and a detached garage.

Being pleasantly situated towards the outer fringe of the popular market town of High Bentham within just a few minutes walking distance of main street shops and amenities and within only 15 miles commuting distance of Lancaster and the M6.

Kendal and the Lakes 20 miles, Skipton 25 miles, Settle and the Yorkshire Dales National Park 12 miles approx.

**VIEWING: By prior appointment through Richard Turner & Son Bentham Office.**

**Accommodation Comprising:** (Full gas central heating and New sealed unit double glazing throughout).

## **Ground Floor:**

### **Covered Entrance Porch:**

### **Entrance Vestibule:**

5'1 x 4'8 (1.55m x 1.42m) Part glazed external door and side panels. Glazed inner door and side panels, mosaic tiled flooring.

### **Reception Hall:**

14'3 x 5'1 (4.34m x 1.55m) Open staircase, feature cornice and moulded corbels.

### **Living Room:**

15'2 x 14'8 (4.62m x 4.47m) *plus window bay 6'10 x 3'8 (2.08m x 1.12m)* Feature Edwardian fireplace with recessed multi-fuel stove, ceiling coving.

### **Breakfast Kitchen:**

13'11 x 12'9 min (4.24m x 3.89m min) Fully fitted bespoke cupboards and units with granite work surfaces incorporating sink with mixer tap, integrated gas hob, AEG electric oven, dish washer and fridge freezer. Recessed fireplace housing wood burning stove, alcove cupboard, access to the sun room/rear porch.

### **Rear Porch/Boot Room:**

10'4 x 6'8 approx. (3.15m x 2.03m approx.)

### **Basement Utility Room/2<sup>nd</sup> Dining Kitchen:**

15'7 x 12'10 (4.75m x 3.91m) Fitted cupboards and units with granite work top, inset sink with mixer tap and integrated appliances. Outside door. *(Built in cupboard housing sub floor automatic submersible pump).*

### **Boiler Room:**

11'7 x 6'5 (3.53m x 1.96m) Housing gas fired central heating boiler and pressurized cylinder.

**L-shaped Annex Games Room:**

20'2 x 6'11 (6.15m x 2.11m) *plus* 7'9 x 7'3 (2.36m x 2.21m)

**First Floor:****Balcony Landing**

14'9 x 6'3 (4.50m x 1.91m)

**Bathroom:**

9'4 x 5'5 (2.84m x 1.65m) Three piece bath suite incorporating over bath shower, tiled floor and walls.

**Bedroom 1:**

13'4 x 9'9 (4.06m x 2.97m)

**Bedroom 2:**

13'4 x 10'7 (4.06m x 3.23m) With painted cast iron fireplace.

**Bedroom 3:**

15' x 7'5 (4.57m x 2.26m) With built in linen cupboard.

**Second Floor:** (via continued staircase)**Large Dormer Main Bedroom:**

20'11 x 20'4 (6.38m x 6.20m) Built in his and hers wardrobes, feature dormer window recess, three Velux roof lights, under eaves storage.

**En-Suite Shower Room:** Large shower enclosure, wc with hidden cistern and vanity wash hand basin, under eaves storage cupboard, tiled floor and walls.

**Outside:****Front:**

Pleasant front garden area.

**Side:**

Circa 80ft long private tarmac driveway suitable for parking several vehicles.

**Rear:**

Good sized lawned garden area 50' x 22' approx. incorporating paved crescent shaped garden seating area and detached brick built garage 18'4 x 8'4 approx with up and over door.

**Utilities:**

Mains Water, electricity, gas and drainage connected.

**Network / Broadband:**

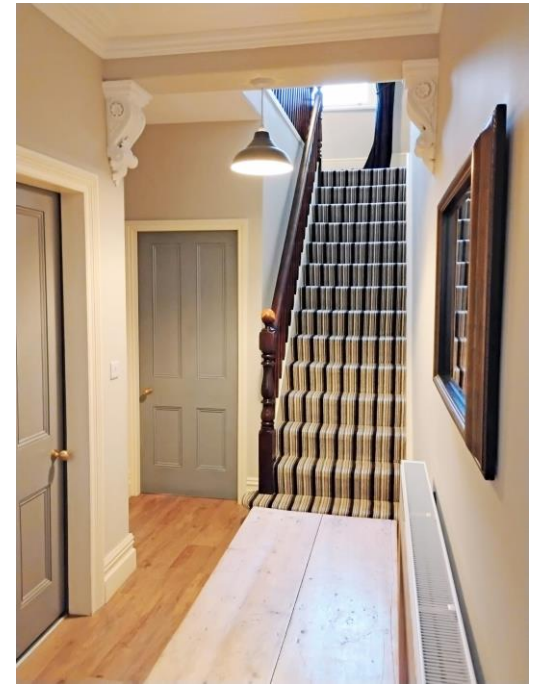
Please check the Ofcom website <https://checker.ofcom.org.uk/> for available internet providers and outdoor mobile networks available from UK's main providers (this excludes 5G). **Please Note:** These results are predictions and not guaranteed and may also differ, subject to circumstances, e.g. precise location & network outage.

**Agents:** Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

**Through whom all offers and negotiations should be conducted.**

N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

***Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.***



















## FLOOR PLANS

### ENERGY PERFORMANCE CERTIFICATE

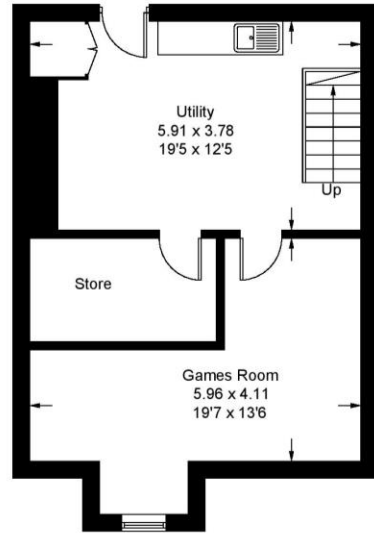
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>78</b>
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Crosslands

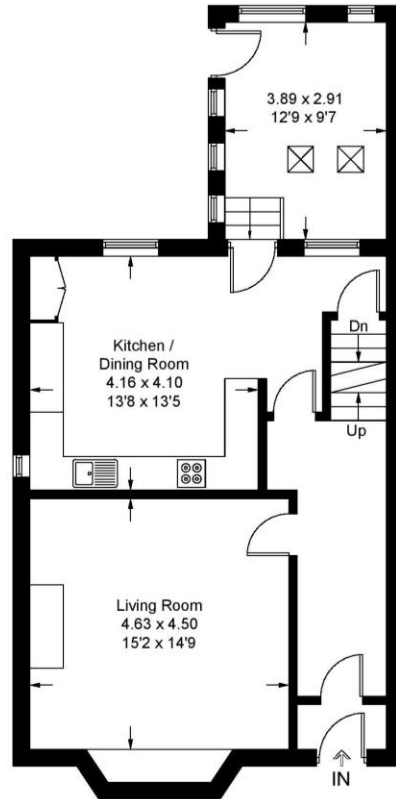
Approximate Gross Internal Area = 179.9 sq m / 1936 sq ft

Basement = 48.7 sq m / 524 sq ft

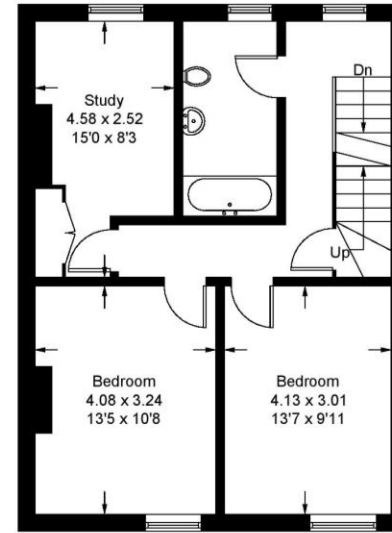
Total = 228.6 sq m / 2460 sq ft



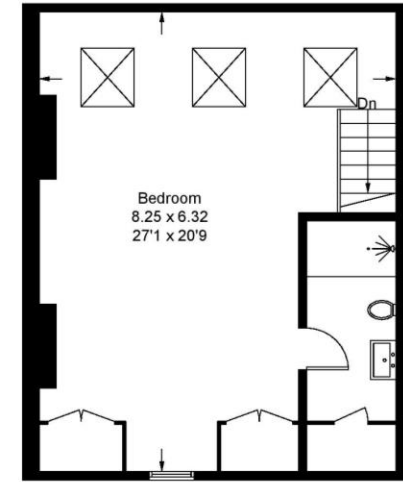
**Basement**



**Ground Floor**



**First Floor**



**Roof Room**

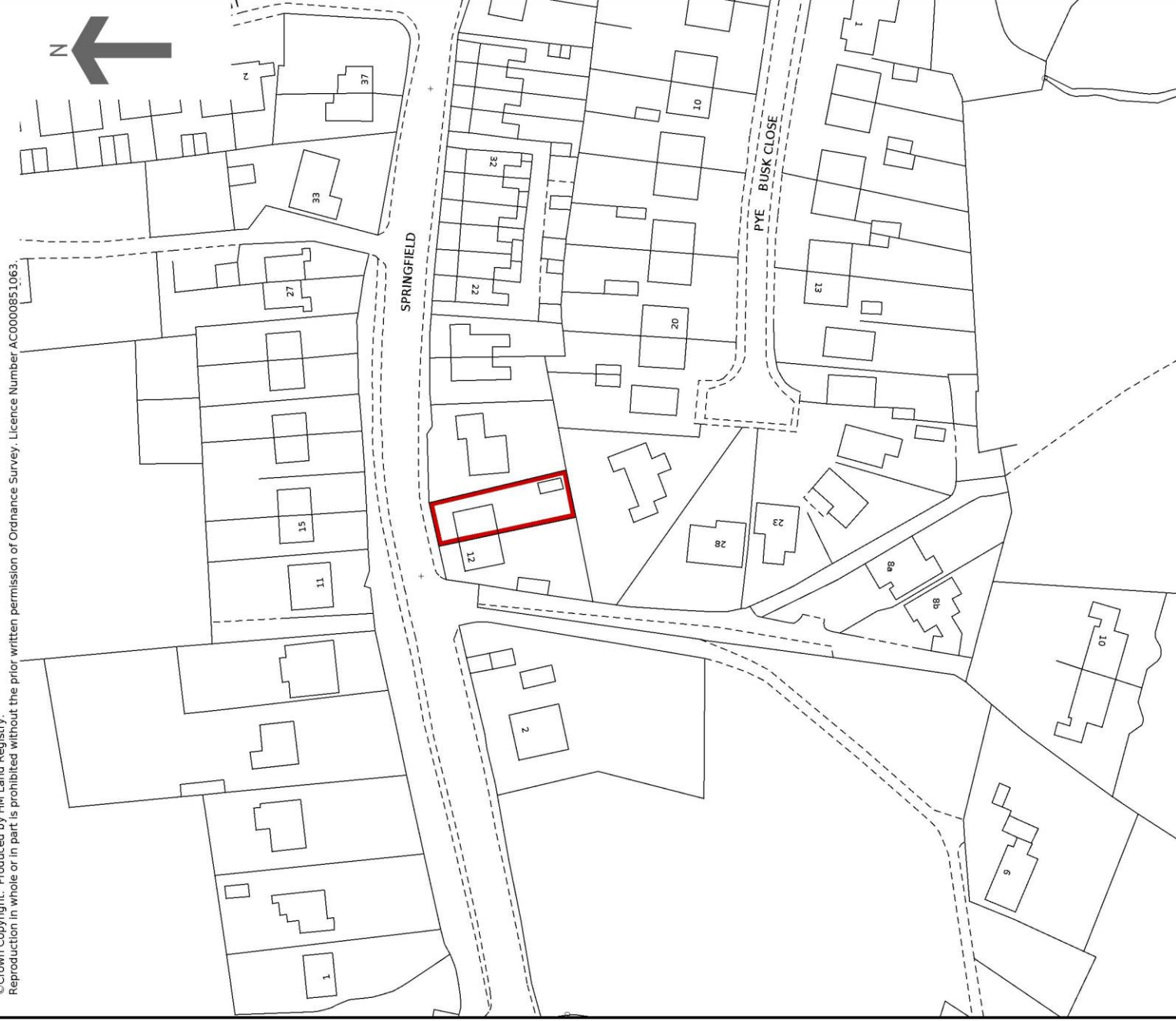
Illustration for identification purposes only, measurements are approximate,  
not to scale. Fourlabs.co © (ID1168534)

**HM Land Registry**  
Official copy of  
title plan



Title number **NYK363943**  
Ordnance Survey map reference **SD6769SW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **North Yorkshire**

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