

By Direction of A & J Burns & D Burns

## Investment Opportunity



### **No 1 Horse & Farrier Cottage Main Street, High Bentham, Nr Lancaster, LA2 7HR**

**Price: Offers Invited Over £80,000**

**Viewing: Through Richard Turner & Son Bentham Office.**

Comprising a stone built 2 bedroomed terraced cottage ideally lending itself for some internal upgrading, having the benefit of a cobbled frontage parking area (*subject to pedestrian right of way being preserved*) and an enclosed paved rear yard area.

Being conveniently situated adjoining the Horse and Farrier Public House at the Westerly end of the main street in the popular rural market town of High Bentham.

**PLEASE NOTE: This property has been LET from 21<sup>st</sup> November 2020  
on an Assured Shorthold Tenancy.**

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF

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## **Accommodation Comprising:**

### **Ground Floor:**

**Utility Room / Store:** Light and power installed.  
13'8 x 6'9 approx.  
4.17m x 2.06m approx.

**Kitchen:** Fitted cupboards and units incorporating stainless steel single drainer sink unit, electric cooker recess, fridge recess and work surfaces, plumbed for auto washer, electric wall heater.  
9'3 x 6' approx.  
2.82m x 1.96m approx.

**Lounge:** Stone built open fireplace, open staircase, window seat, centre light, smoke alarm, front door, electric meter cupboard.  
14'7 x 9'5  
4.45m x 2.87m

### **First Floor:**

**Bedroom 1:** Plus shelved recess 5' x 3' (1.52m x 0.91m).  
13'5 x 6'8 min  
4.09m x 2.03m  
Airing / cylinder cupboard with immersion heater, shelved wall cupboard, window seat, centre light, electric wall heater.

**Bedroom 2:** Covered beam, centre light, electric wall heater.  
7'9 x 5'9  
2.36m x 1.75m

**Shower Room:** Shower cubicle with electric shower, WC and wash hand basin, centre light, auto vent.  
6' x 3'4  
1.83m x 1.02m

**Outside:** Cobbled frontage.  
Enclosed paved rear yard 30' x 9' approx (9.14m x 2.74m approx) with pedestrian gateway out onto Horse & Farrier Public House car park.



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.***

**Services:** Mains water, electricity, and drainage connected.  
Mains gas available subject to application by the purchaser.

**Tenure:** Freehold with vacant possession upon completion.

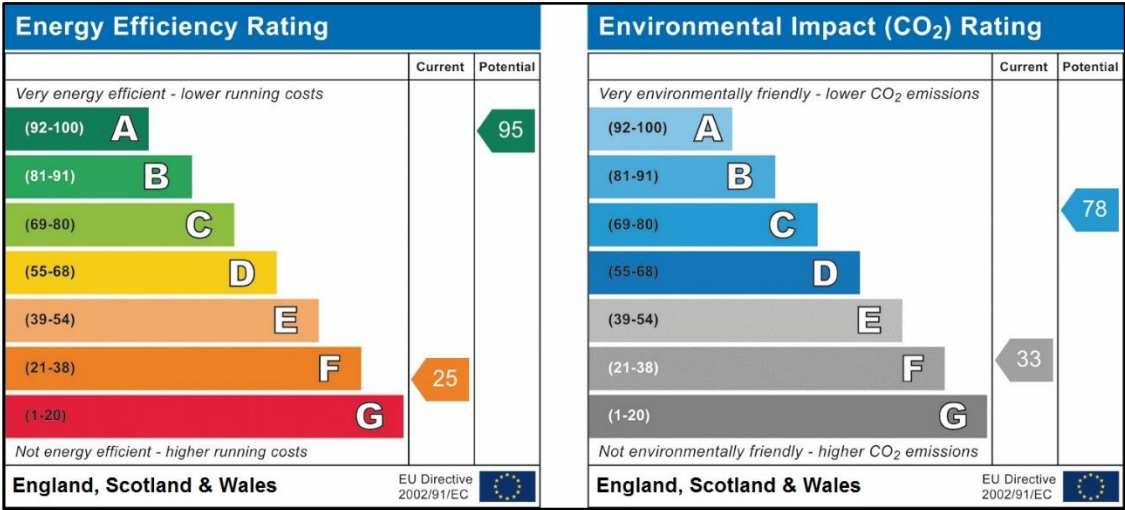
**Council Tax Band:** ‘A’ (Verbal enquiry only).

**Solicitors:** Oglethorpe, Sturton & Gillibrand Solicitors, 16 Main Street, Kirkby Lonsdale, Carnforth, Lancashire, LA6 2AQ. Tel: 015242 71388.

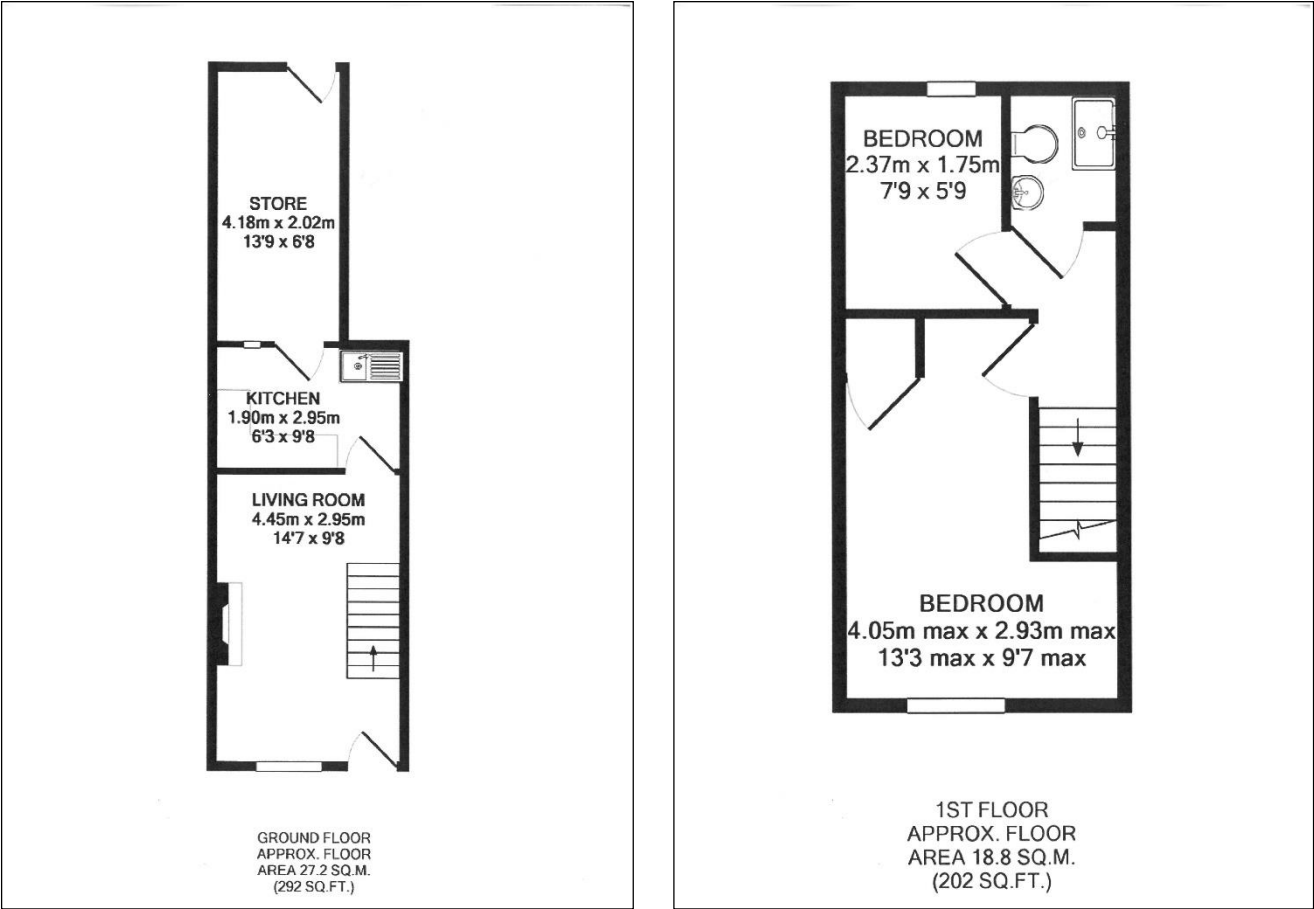
**Agents:** Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

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

**Energy Performance Certificate**



**Floor Plans**





## Copy Title/Boundary Plan



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