

# RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

## Fabulous 4 Bedroomed Modern Detached Residence 3 YEARS REMAINING BUILDERS WARRANTY GUARANTEE CARR HOUSE, TOWN HEAD, LOW BENTHAM, LA2 7ER

PRICE: £675,000 Region



**Council Tax Band: F**

**Tenure: Freehold**

**Energy Performance Certificate Band: B**

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF T: 015242 61444 E: [property@rturner.co.uk](mailto:property@rturner.co.uk) W: [www.rturner.co.uk](http://www.rturner.co.uk)

# Carr House, Town Head, Burton Road, Low Bentham, LA2 7ER

A beautifully designed modern detached 4 bedroomed residence completed by the current owner to a very high and luxurious specification, incorporating 3 bathrooms (2 en-suite), cloakroom, separate utility room, a fabulous contemporary open plan living area and garden room, full gas central heating with under floor heating throughout the ground floor and radiators to the first floor, heat recovery system, aluminium powder coated double glazing, integral double garage with remote controlled and insulated roller shutter door, burglar alarm and CCTV security system.

Situated enjoying superb long distance rural views from an enviable elevated private position set back on the rear edge of a small highly exclusive development comprising 2 other equally prestigious properties on the outer fringe of the popular small rural village of Lower Bentham.

High Bentham and Railway Station (*Carnforth – Leeds line*) 1 mile, Settle and the Yorkshire Dales National Park 13 miles, Lancaster and the M6 14 miles, Kendal and the Lakes 20 miles approx.

**VIEWING: Strictly by prior appointment through Richard Turner & Son Bentham Office**

## Accommodation Comprising:

### Ground Floor:

(Attractive “Quartzit” random porcelain tiling throughout the ground floor living area.)

### **Reception Hall:**

8’10 x 8’6 (2.65m x 2.55m) Open feature oak staircase with glass balustrade, tiled flooring, centre light, mini halogen down lighting, smoke alarm, double socket, motion sensor thermostat and burglar alarm controller. Storage cupboard under stairs.

### **Cloak Room:**

4’8 x 4’2 (1.4m x 1.3m) Vanity wash basin unit complete with sea scape splash back and WC, centre light, tiled flooring, auto vent.

### **Utility Room:**

8’8 x 5’5 (2.6m x 1.6m) “Schuller” fitted cupboards and units incorporating inset stainless steel sink unit with mixer tap, granite work surfaces, plumbed auto washer recess and tumble dryer recess, fluorescent light, double socket, auto vent, motion sensor, heat recovery controller.

**Access to integral garage.**

### **Open Plan Living Area:**

27’10 x 18’4 (8.5m x 5.6m) Comprising bespoke “Schuller” fitted kitchen cupboards and units incorporating inset stainless steel sink unit with mixer tap, “Neff” quality appliances including compact oven with microwave, slide and hide steam oven, induction hob with extractor hood, integrated dishwasher, integrated fridge and freezer. LED pelmet lighting and granite work surfaces / breakfast bar.

Feature Lakeland landscape splash back, mini halogen down lighting, 7 x double sockets (2 with USB), tiled flooring, TV point, smoke alarm, 2 x pleated blinds, 2 x roman blinds, motion sensor.

Please note there is a chimney flue already in place (behind the TV) designed to take a woodburning stove if desired.

### **Garden Room / Dining Room:**

19’8 x 11’4 (6m x 3.46m) Feature lantern roof, Bi-fold outer doors and French doors with 8 x full length curtains. Mini halogen down lighting, mood lighting, storage cupboard, 5 x double sockets (2 with USB), thermostat, TV point.

## First Floor:

### **Balcony Landing:**

Mini halogen down lighting, centre lights, ceiling light tunnel, radiator, 2 x double sockets, 2 x smoke alarms, cylinder cupboard housing condensing boiler with pressurised heating system.

### **L-Shaped Master Bedroom 1:**

16'5 x 11'5 min plus recess 7'5m x 5'8 (5m x 3.5m plus 2.3m x 1.7m) French doors with pleated blinds to **"Juliette Balcony"**. 2 x built in mirrored wardrobes, mini halogen down lighting, 2 x Velux roof lights, 2 x radiators, 5 x double sockets (2 with USB), TV point.

**En-Suite:** 8'1 x 6'9 (2.4m x 2m) Comprising glass screened shower, wc, wash basin vanity unit, fully tiled walls and floor, mini halogen down lighting, auto vent, illuminated and heated vanity mirror, electric shaver point, heated towel ladder, roller blind.

### **Bedroom 2:**

11'1 x 10'9 min (3.4m x 3.3m min) **Dressing Area:** 7'3 x 6'8 max (2.2m x 2m max) with built in mirrored wardrobe, Velux roof light, radiator.

**Sleeping Area:** 11'1 x 10'8" (3.4m x 3.3m) Featuring a large window complete with pleated blinds, glorious rural views, centre light, radiator, 5 x double sockets (1 with USB), TV point.

**En-Suite:** 6'6 x 5'11 (1.9m x 1.8m) Comprising glass screened shower, vanity wash basin unit and wc. fully tiled walls and floor, mini halogen down lighting, illuminated and heated vanity mirror, electric shaver point, heated towel ladder, roller blind.

### **Bedroom 3:**

16'8 x 10'9 (5.1m x 3.3m) Built in mirrored wardrobe, 2 x centre lights, radiator, 3 x double sockets (1 with USB), TV point, pleated blind.

### **Study / Bedroom 4:**

11'1 x 6'2 (3.4m x 1.9m) Fitted work station, centre light, 2 x double sockets (1 with USB), TV point, telephone point, pleated blind. Loft access.

### **Bathroom:**

8' x 6'5 (2.6m x 2m) 3 piece bath suite, shower cubicle, fully tiled walls and floor, mini halogen down lighting, illuminated and heated vanity mirror, auto vent, heated towel ladder.

### **Integral Garage:**

18'7 x 18' (5.7m x 5.5m) Remote controlled and insulated roller door, rear garage door, heat recovery system, central heating boiler and consumer unit, 2 x fluorescent lights, 2 x double sockets.

### **Externally:**

Beautifully landscaped surroundings incorporating stone paviour parking for 5 cars / turning and easy care gravelled areas;

Indian stone flagged paths to front, side, rear and continuing Indian stone flagged patio complete with easy care gravelled garden all enclosed within an attractive random stone walled boundary featuring 2 x stone flagged seating areas, 2 x 2 gang external electrical sockets.

### Services:

Mains water, electricity, gas and drainage connected. **"B4RN"** Hyperfast Broadband connected.

**Solicitors:** Blackhurst Swainson Goodier Solicitors, 3&4 Aalborg Square, Lancaster, Lancashire, LA1 1BJ. Tel: 01524 386 500.

### 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 smart search to verify information provided however please note the smart search will NOT involve a credit search.**





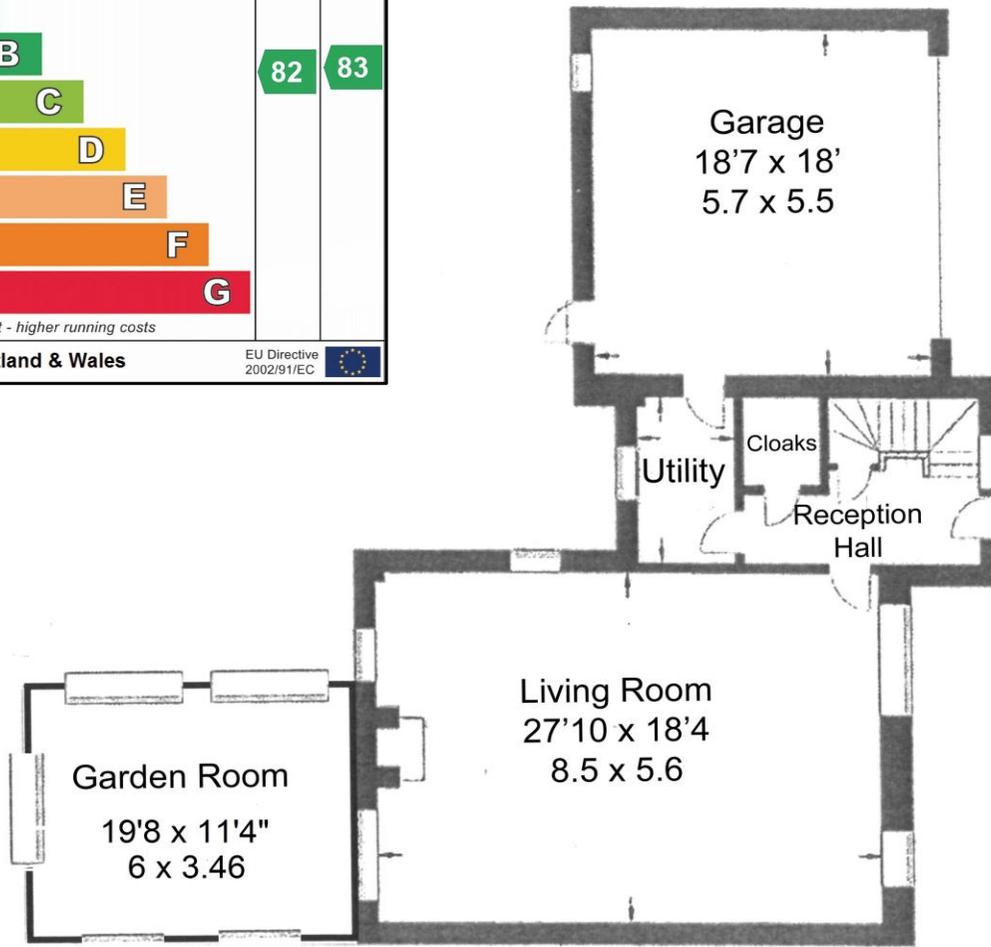




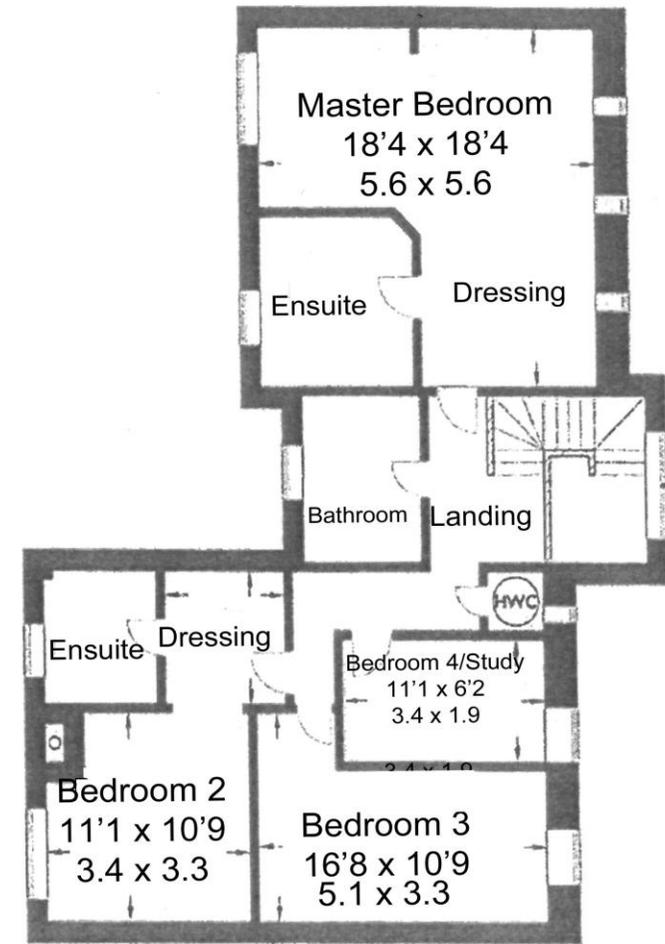




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor

### Title Plan





Richard Turner & Son. Royal Oak Chambers, Main Street, BENTHAM, LA2 7HF. T: 015242 61444. E: [property@rturner.co.uk](mailto:property@rturner.co.uk)  
Richard Turner & Son. Old Sawley Grange, Gisburn Road, Sawley, CLITHEROE, BB7 4LH. T: 01200 441351. E: [sawley@rturner.co.uk](mailto:sawley@rturner.co.uk)



**MISREPRESENTATION ACT 1967:**

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.