



Bank View

LOWER BENTHAM



BANK VIEW



The cottage boasts Grade II Listed charm, dating back to 1786 with 19th and 20th-century modifications. Notable features include a chamfered central surround, fluted consoles, and a moulded hood with a date stone and initials HB above. Internally, many original features have been preserved or repurposed, such as original floorboards reused in the hall, attic floorboards used as wall panelling in the dining kitchen, original stripped floorboards in the principal bedroom and bedroom three, painted exposed stone walls, beamed ceilings, boarded doors with Suffolk latches, and original lintels and sills.





Take a closer look...



Property Type:

Character Property

Square Footage:

1302 sqft

Council Tax Band:

C

Tenure

Freehold

Why Lower Bentham?



LOW BENTHAM IS A FAMILY-FRIENDLY AND ACCESSIBLE VILLAGE, CONVENIENT FOR ROAD AND RAIL LINKS (INCLUDING A TRAIN STATION). IT IS CLOSE TO THE NATIONAL PARKS OF THE YORKSHIRE DALES AND THE LAKE DISTRICT, AS WELL AS THE LUNE VALLEY AND THE FOREST OF BOWLAND, OFFERING STUNNING COUNTRYSIDE.

THE 2 PUBS PROVIDE THE LOCALS WITH EVENING DRINKS AND THERE IS THE VICTORIA INSTITUTE FOR LOCAL ACTIVITIES. THE LOCAL PRIMARY SCHOOL HOLDS A GALA AND SUMMER FAIR EVERY YEAR, WITH EVERYONE JOINING IN.

THE TWINNING TOWN OF BENTHAM BECKONS WITH ITS ECLECTIC MIX OF BOUTIQUE SHOPS, QUAIN CAFES, AND TRADITIONAL PUBS, OFFERING AMPLE OPPORTUNITIES FOR LEISURELY STROLLS AND GATHERINGS WITH NEIGHBOURS.

FOR THOSE WITH A PASSION FOR THE GREAT OUTDOORS, THE SURROUNDING COUNTRYSIDE PRESENTS A VERITABLE PLAYGROUND OF NATURAL WONDERS, WITH SCENIC TRAILS WINDING THROUGH LUSH VALLEYS AND RUGGED MOORLANDS, PROVIDING ENDLESS OPPORTUNITIES FOR HIKING, CYCLING, AND WILDLIFE SPOTTING.

Lower Bentham Village





PARKING



GARDEN



PARKING HAS TRADITIONALLY BEEN ON THE COBBLES OUTSIDE THE FRONT OF THE HOUSE, WITH ADDITIONAL ON-STREET PARKING AVAILABLE NEARBY THE FRONT ELEVATION OF THE PROPERTY. THE DELIGHTFUL GARDENS INCLUDE A WALLED FOREGARDEN WITH A CENTRAL FLAGGED PATH AND WELL-PLANTED BEDS ON EITHER SIDE. A PRIVATE, ENCLOSED GARDEN TO THE EAST FEATURES FLAGGED TERRACES, LAWNS, WELL-STOCKED BORDERS, TWO TIMBER SHEDS, AND TWO WOODEN STORES. A GATE PROVIDES ACCESS TO THE FRONT OF THE HOUSE.

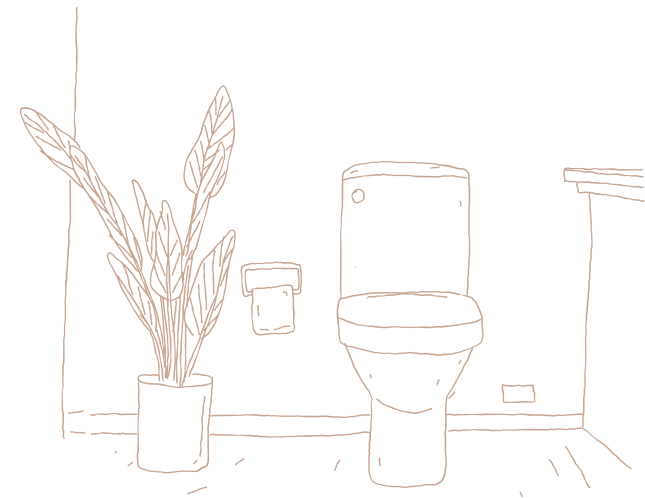




Zzz... 9000







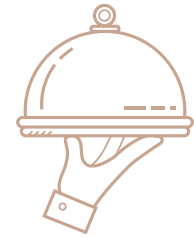
WHERE CAN I FIND...



The Closest Primary School?
Bentham Community Primary
School is a 2 minute drive,
found just 0.8 miles away.



The Local Shop?
SPAR is just 1.1 miles away
from your doorstep. Great for
those essentials!



A Delicious Meal?
The Coach House and it's
cosy atmosphere await
you, just 1.2 miles away.



Somewhere Nice to Walk
the Dog?
There are plenty of walks on
your door step including a
walk down the river Wenning
accessed just 1 mile away.



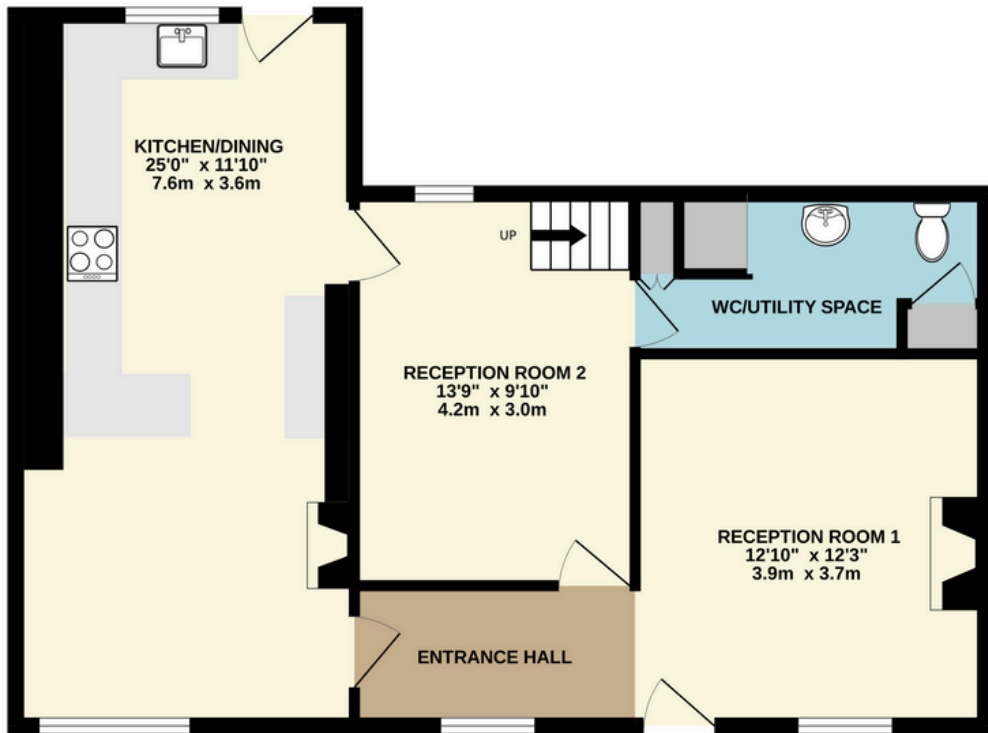
A Refreshing Pint?
The Sundial is just 217 ft away, a
local country pub! You could be
back home in under 5 minutes



The Closest Secondary
Schools
Queen Elizabeth School,
Kirkby Lonsdale - 16 minute
drive away
Casterton Preparatory School
16 minute drive away

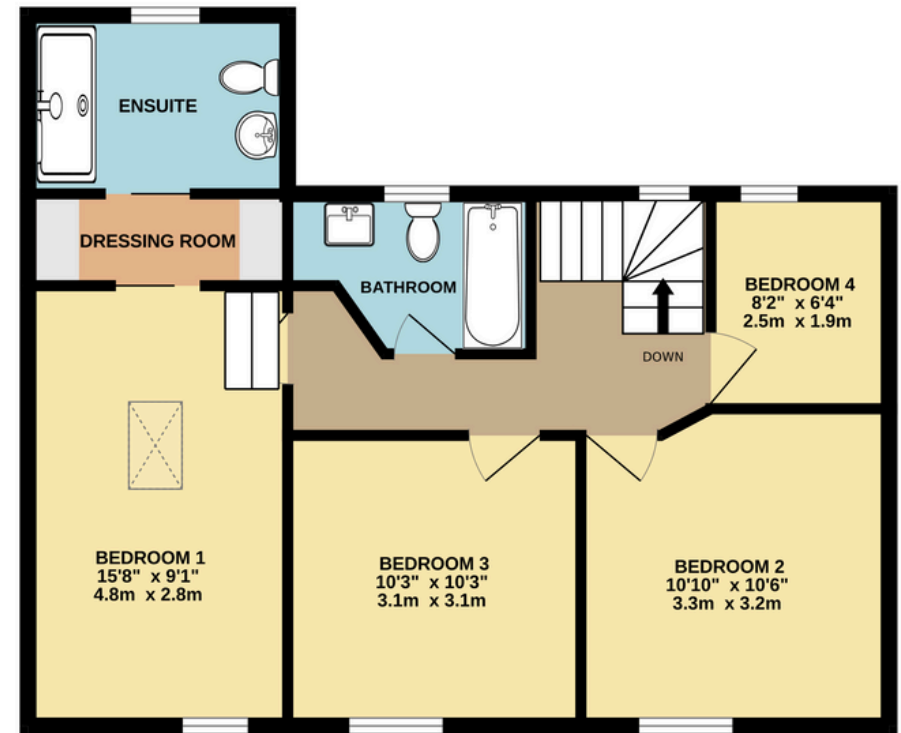






GROUND FLOOR

AVA
ESTATES.
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FIRST FLOOR



Total Floor Area: 1302 sq ft (120.96 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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