

**DRAFT**

PB275



**Beech Cottage**  
**Wenning Avenue, High Bentham,**  
**Nr Lancaster, LA2 7LW**

**Price: £220,000 Region**

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

An idyllic attractive stone built thoroughly renovated 2 bedroomed spacious cottage potentially ideally lending itself as a perfect holiday residence occupying a tranquil riverside location on the outer edge of town, affording an electric gated shared private access, private parking and an elevated lovely riverside patio garden together with abutting fishing rights in the river Wenning.

Lancaster & M6 - 15 miles, Kendal & The Lakes 19 miles,  
Settle & Yorkshire Dales National Park 12 miles approx.

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

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**Accommodation Comprising:** (Hardwood sealed unit double glazing and gas fired central heating installed).

**Ground Floor:**

- Reception Hall:** 12'9 x 6'5  
(3.98m x 1.96m) Open feature staircase with under cupboard, telephone point, radiator, centre light.
- Lounge:** 16'1 x 10'2  
(4.90m x 3.33m) Feature brick built open fireplace, dual aspect windows including lovely river view, radiator, wall lights, centre light, TV point, wood laminate flooring.
- Dining Kitchen:** 16'3 x 10'3  
(4.95 x 3.12) Fitted painted cupboards and units incorporating inset stainless steel 11/2 bowl single drainer sink unit with mixer tap, freestanding electric cooker with gas hob, over head extractor hood, upright fridge freezer recess and work surfaces with tiled splashbacks.  
Wood effect UPVC French doors overlooking the riverside patio. 2 x centre light fittings, radiator, TV point.
- Utility Room:** Fitted oak base units incorporating "Belfast" sink, plumbed automatic washer recess, tumble dryer recess and work surfaces. Built in large storage cupboard. Wall mounted "Valliant" Combi gas boiler providing central heating and hot water.

**First Floor:**

- Landing:** 6'6 x 5'9  
(1.98m x 1.75m) Large built in linen cupboard with integrated radiator, exposed beams, centre light
- Bedroom 1:** 14'1 x 10'11  
(4.29m x 3.33m) 2 x velux roof windows, exposed beams, full width built in wardrobes, radiator, 2 x centre lights, TV point.
- Bedroom 2:** 10'5 x 9'3  
(3.18m x 2.82m) Velux roof window, built in wardrobe, exposed beam, radiator, centre light.
- Bathroom:** 6'11 x 6'7  
(2.11m x 2.01m) Modern 3 piece bath suite incorporating over bath shower with splashback panelling. Painted tongue and groove dado. Velux roof window, radiator, centre light, auto vent

**Outside:**

- Front:** Shared electric gated private access leading to private gravelled frontage parking area with garden border, storage bunker, 2 x fuel bunkers.
- Rear:** Lovely stone paved riverside patio seating area 44' x 15' approx. overall (13.41m x 4.57m) with timber pergola and metal balustrade with gate for access to the river bank. Abutting Fishing rights in the river Wenning (renowned for resident brown trout and seasonal runs of migratory sea trout and salmon.)















**Services:** Mains water, electricity, gas and drainage connected.

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

**Council Tax Band:** 'D' (*Verbal enquiry only*)

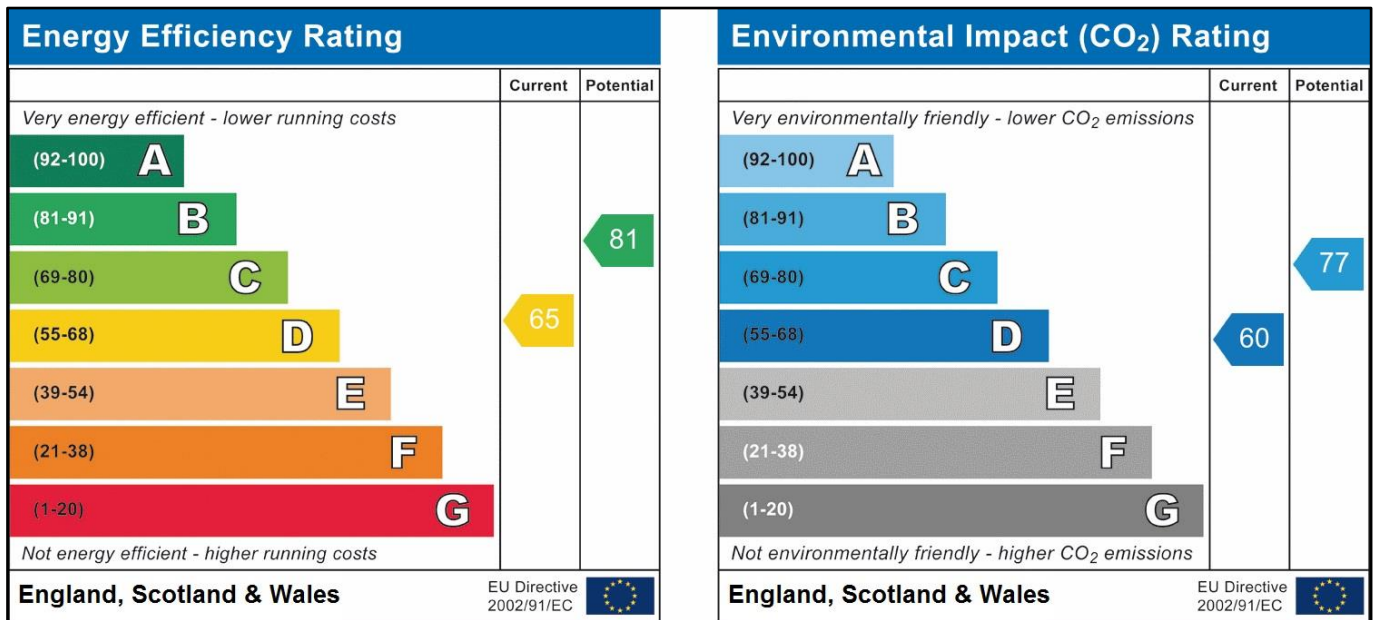
**Solicitors:** Oglethorpe, Sturton & Gillibrand Solicitors. 16 Castle Park, Lancaster, LA1 1YG.

**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.**

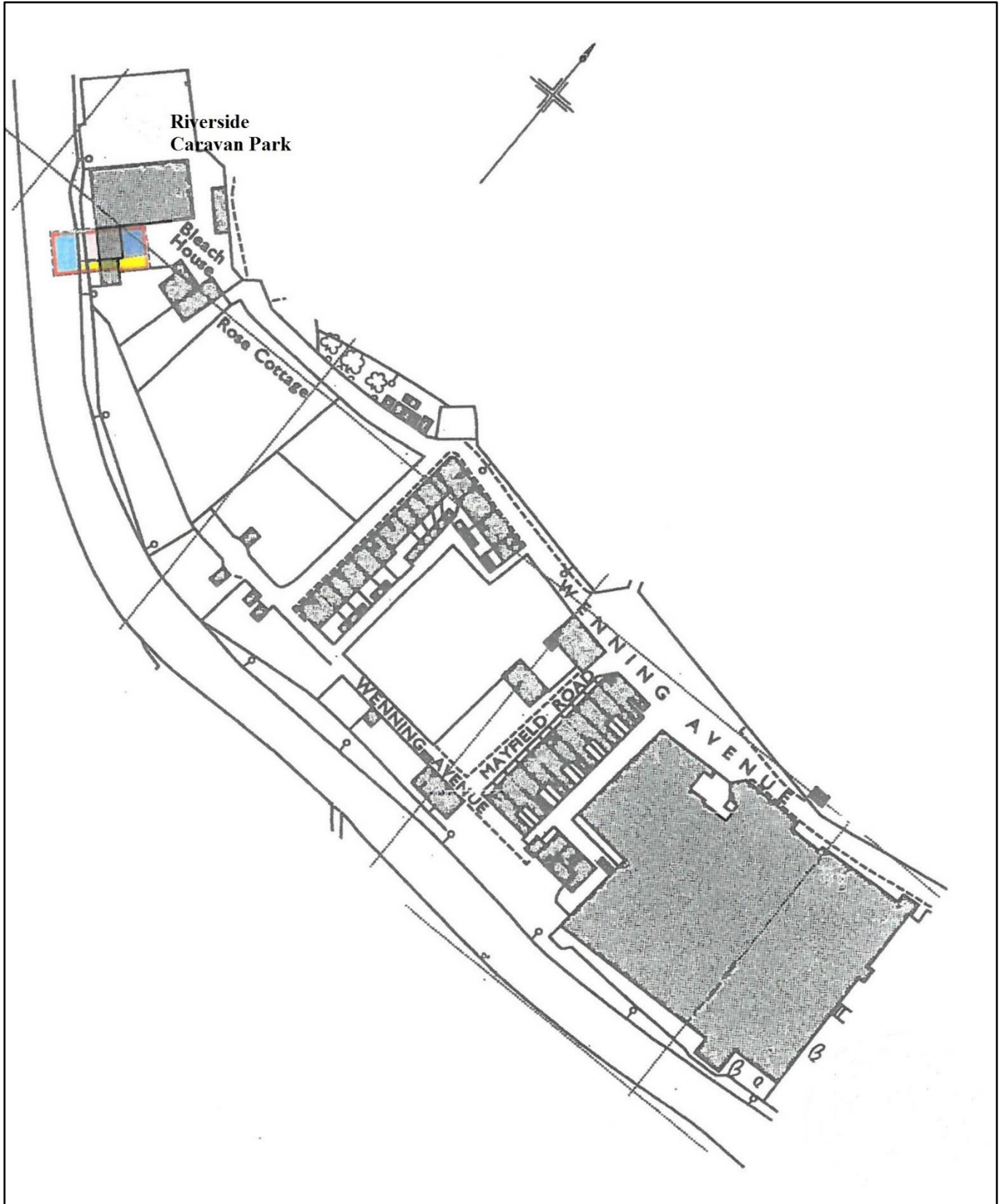
N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

*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.*

**Energy Performance Certificate**

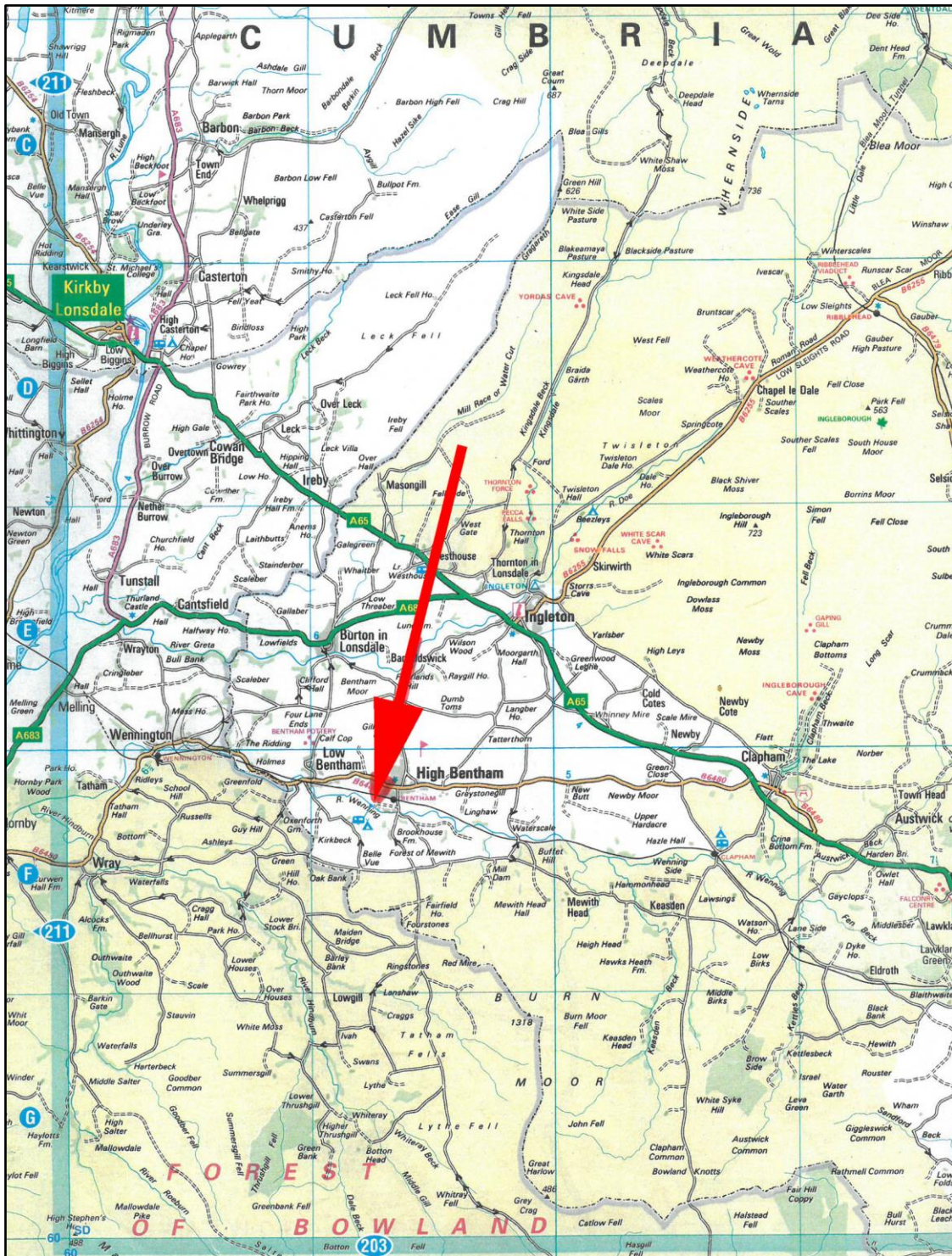


Boundary Plan





## Location Plan



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