



Bank View

Lower Bentham





Bank View



Bank View cottage boasts Grade II Listed charm, dating back to 1786 with 19th and 20th-century modifications. Some of the 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 also 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 master bedroom and bedroom three, painted exposed stone walls, beamed ceilings, boarded doors with Suffolk latches, and original lintels and sills.

The interiors are stylish, contemporary, and beautifully presented, exuding a cool, calm, and collected ambiance.



4 BEDS



2 BATHS & 1 WC

- The perfect blend of contemporary and modern all wrapped up in Grade II listed splendour.
- Comprehensively refurbished and extended, including a handy utility and cloak room, a spacious kitchen diner and two reception rooms.
- An attic room, accessible via a pull-down ladder, provides excellent storage.



Take a closer look...

Property Type:
Character Property

Square Footage:
1302 sqft

Council Tax Band:
C

EPC Rating:
E

Tenure:
Freehold

Why Lower Bentham?



Lower 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.

Nearby Lancaster is a historic City with a vibrant bar culture. The accessibility to the m6 makes this area the perfect place to settle in a semi-rural community with a plethora of local amenities and attractions on your doorstep. There are many excellent schools on the doorstep and the location of the local hospital and University attracts many academics to the area.



The 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 fore garden 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.



Garden



Parking



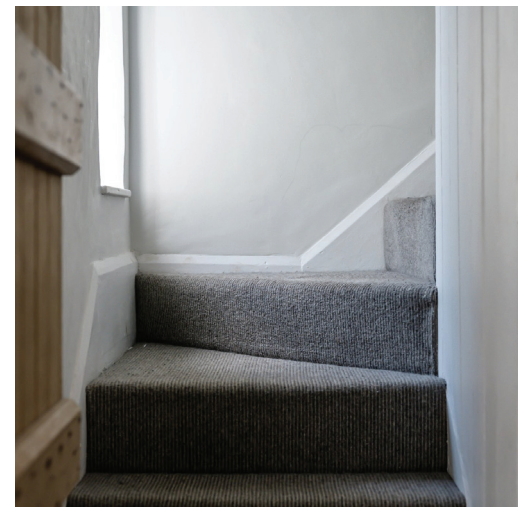


The Bedrooms



The property offers three double bedrooms and one single. The master bedroom is light and airy, with an apex ceiling and skylight window. A walk-through dressing room leads to an en-suite shower room off the master bedroom.

The single bedroom is currently used as an office. There is also a useful storage cupboard off the landing which is perfect for linen storage and airing.



Kitchen & Dining Room



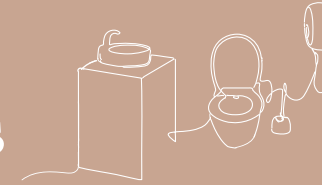
The sociable dining kitchen is a fabulous space, perfect for entertaining family and friends. The dining area is at one end, while the kitchen, overlooking the garden, is at the other.

The kitchen is fitted with base units and integral appliances, including an induction hob, electric oven, combination microwave, two-drawer fridge, and dishwasher. The dining area includes a multi-fuel stove. Adjacent to the kitchen is a practical laundry room with a WC, plumbing for a washing machine, fitted cupboards, and an understairs cupboard housing a freestanding freezer.





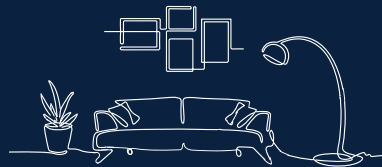
The Bathrooms



Alongside a downstairs WC in the utility space and the master bedroom's en-suite, the family bathroom is designed in a modern yet homely style. A modern vanity paired with a bath and overhead shower. Framed by wood accents and natural light, it strikes the right balance between practicality and comfort.



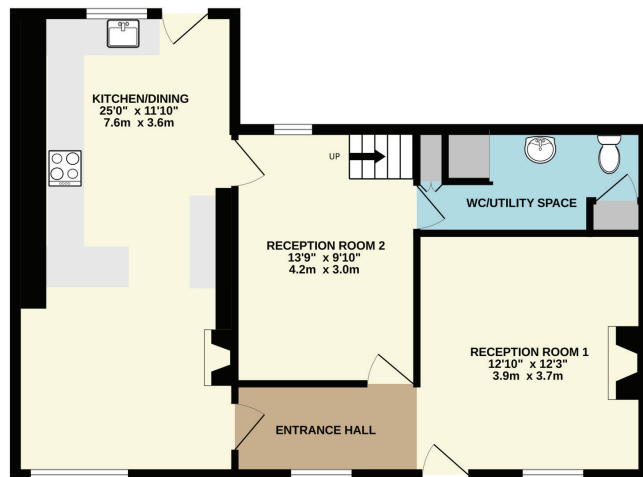
The Lounges



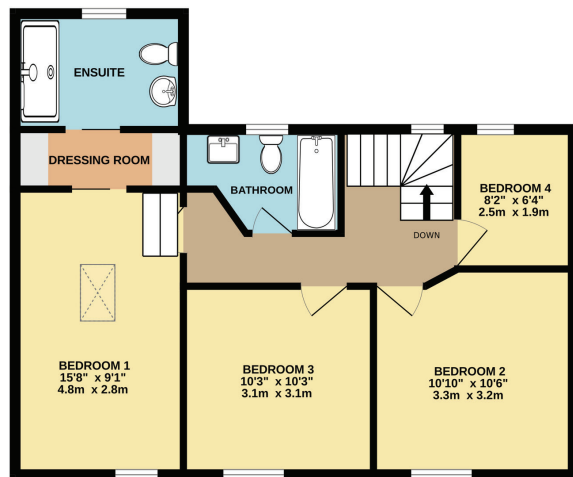
The sitting room features a wooden floor and a multi-fuel stove and is open to the hall. There is also a second reception room.



GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
626 sq.ft. (58.2 sq.m.) approx.



Total Area: 120.9 sq. metres (1302 sq. feet)



About Lune Valley Estates

Nestled in the heart of the breathtaking Lune Valley we are a professional independent agency specialising in luxury property. We understand the significance of moving home and that both selling your existing home and finding the next one is as much financial as it is emotional. We combine local expertise, a strong network of partners and a proactive approach to ensure you have the best possible experience and can begin the next chapter with excitement.



“Honesty, integrity, and client care are fundamental values stitched into the fabric that makes Lune Valley Estates and we make them a part of everything we do.”





ROB MENZIES
Director



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