



**The Sheiling**  
**33 Springfield, High Bentham,**  
**Nr Lancaster, LA2 7BA**

**Price: £250,000 Region**

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

A detached spacious 4 bedroomed dormer bungalow in need of some general upgrading; enjoying a 21 feet lounge, 22 feet dining kitchen, gas central heating, part UPVC sealed unit double glazing, generous sized front garden, paved private yard providing ample parking and a detached garage with adjoining store. Being prominently situated in a popular residential area within just a few minutes walking distance of shops and amenities in the rural market town of High Bentham.

Lancaster and the M6 – 15 miles, Kendal and the Lakes 19 miles,  
Settle and the Yorkshire Dales National Park 12 miles approx.

## Accommodation Comprising:

### Ground Floor:

|   |  |
|---|--|
| <b>Entrance Porch:</b><br>4'11 x 2'10<br>(1.50m x 0.86m)        | French outer doors, glazed inner door with glazed side panel.  |
| <b>Reception Hall:</b><br>16'2 x 6'<br>(4.93m x 1.83m)          | Open tread staircase, centre light, radiator, telephone point.   |
| <b>Lounge:</b><br>21' x 14'11<br>(6.40m x 4.55m)                | Gas fire with wood surround, triple aspect windows, cornice, centre light, wall lights, 2 x radiators, TV point.   |
| <b>Inner Hall:</b><br>14' x 3'<br>(4.27m x 0.91m)               | Built in wardrobes, centre light, radiator.  |
| <b>Dining Kitchen:</b><br>21'9 x 15' max<br>(6.63m x 4.57m max) | Fitted cupboards and units in medium oak incorporating stainless steel 1½ bowl single drainer sink unit, built in "Creda" double oven, ceramic hob with overhead extractor and tiled work surfaces with tiled splash backs. Gas fire with wood fireplace surround, 2 x centre lights, 2 x radiators. Airing/cylinder cupboard with immersion heater. |
| <b>Annex Pantry:</b><br>7'11 x 4'<br>(2.41m x 1.22m)            | Fitted shelves, centre light.  |
| <b>Bedroom 1:</b><br>14'11 x 13'4<br>(4.55m x 4.06m)            | Centre light, radiator.  |
| <b>Bedroom 2:</b><br>13'8 x 11'5<br>(4.17m x 3.48m)             | Built in wardrobe, centre light, radiator.   |
| <b>Bathroom:</b><br>11'5 x 7'3 max<br>(3.48m x 2.21m max)       | Step in king size shower cubicle, WC and pedestal wash hand basin. Chrome heated towel rail, fully tiled walls, part tiled floor, centre light, radiator, auto vent.   |
| <b>Rear Hallway:</b><br>14'11 x 3'5<br>(4.55m x 1.04m)          | Centre light.  |
| <b>Boiler Room:</b><br>4'10 x 4'<br>(1.47m x 1.22m)             | "Baxi" wall mounted gas boiler, cloaks rail, drying rail, centre light, radiator.  |
| <b>Utility Room:</b><br>4'10 x 4'<br>(1.47m x 1.22m)            | Plumbed for auto washer, fitted shelves, centre light, electric fuse box.  |

**UPVC Double Glazed  
Conservatory:**  
10' x 6'6 approx.  
(3.05m x 1.98m approx.)

**First Floor:**

**Dormer Landing:** Dormer window, centre light.  
9' x 3' max  
(2.74m x 0.91m max)

**Dormer Bedroom 3:** Centre light, radiator.  
14'6 x 8'1 max  
(4.42m x 2.46m max)

**Dormer Bedroom 4:** Built in wardrobe cupboard, centre light, radiator.  
14'5 x 8'3  
(4.39m x 2.51m)  
***Under eaves storage area being partly boarded and having light installed.***

**Outside:**

**Front:** Generous sized garden area with central gated pathway.

**Side:** Paved patio area and concreted path.

**Rear:** Generous paved parking/turning yard, lawned area, garden borders and **detached garage** 19'3 x 12'1 (5.87m x 3.68m) with auto roller shutter door (*power installed*).  
Adjoining concrete block built store 6'9 x 6'7 (2.06m x 2.01m).







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

**Tenure:** Freehold with vacant possession.

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

**Solicitors:** Oglethorpe, Sturton & Gillibrand, 17 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.

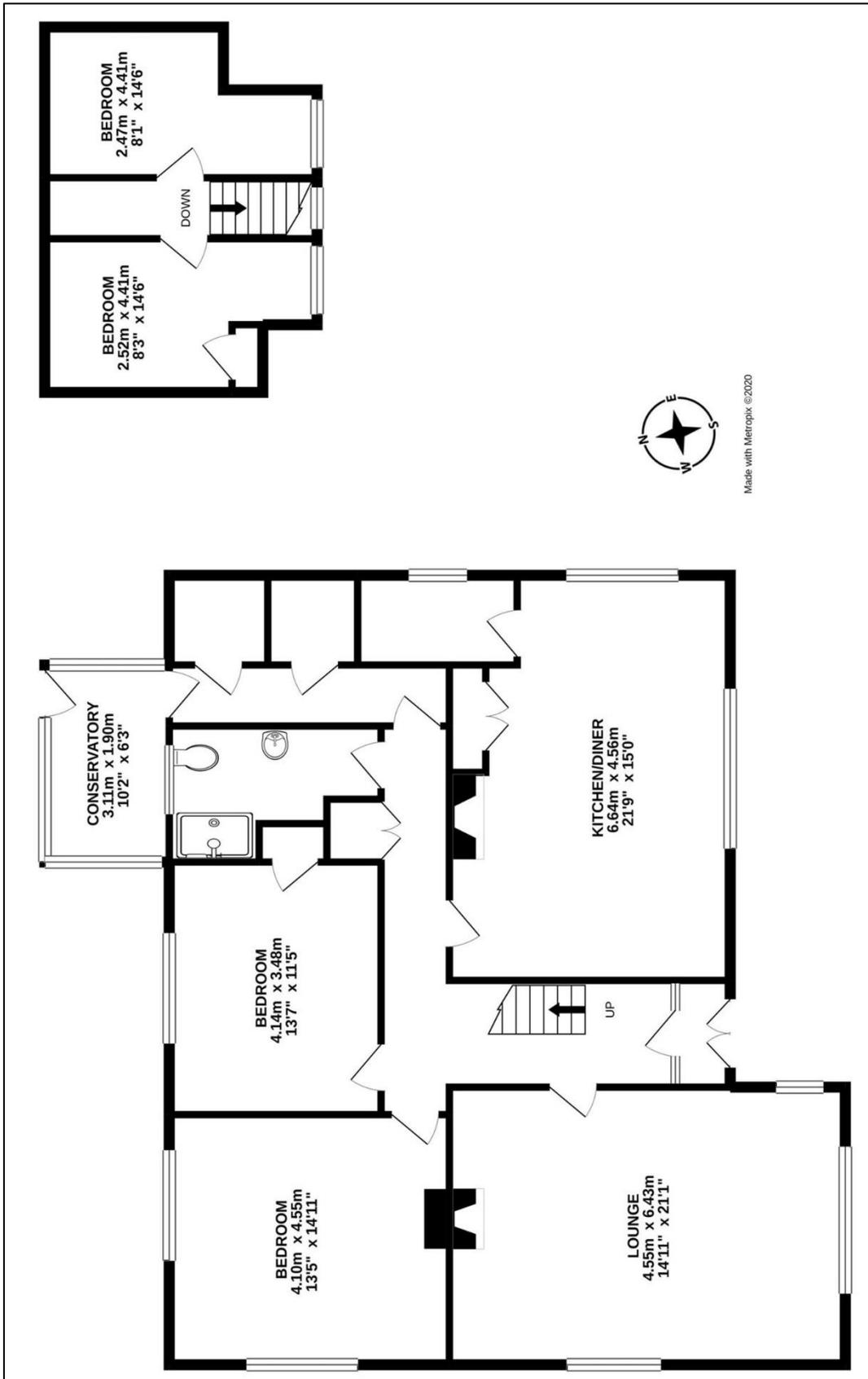
**Through whom all offers and negotiations should be conducted**

**Energy Performance Certificate**

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) <b>A</b>                           |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | 61                      |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
|   |  |                         | 82        |
| England, Scotland & Wales                   |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92-100) <b>A</b>   |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
|   |  | 52                      | 77        |
| England, Scotland & Wales                                       |  | EU Directive 2002/91/EC |           |

## Floor Plans



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.

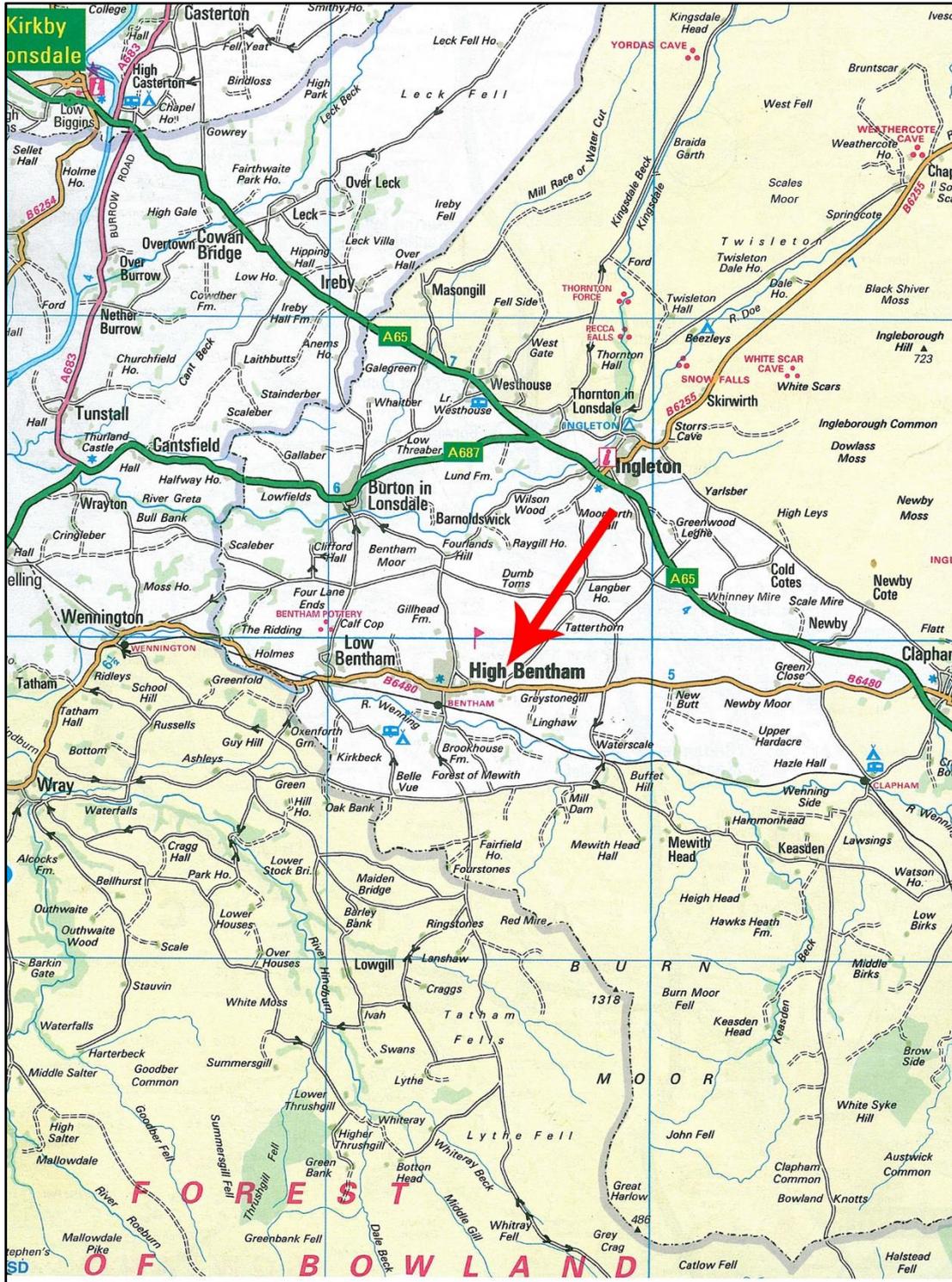
**Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.**

Copy Title / Boundary Plan

|                                   |                 |                        |                                      |
|-----------------------------------|-----------------|------------------------|--------------------------------------|
| <b>H.M. LAND REGISTRY</b>         |                 | TITLE NUMBER           |                                      |
|                                   |                 | NYK 59010              |                                      |
| ORDNANCE SURVEY<br>PLAN REFERENCE | SD 6769         | SECTION B              | Scale<br>1/1250 Enlarged from 1/2500 |
| COUNTY NORTH YORKSHIRE            | DISTRICT CRAVEN | © Crown copyright 1983 |                                      |



## Location Plan



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