



£330,000 PCM

Evaglades Main Street, Lower Bentham, Lancaster, Yorkshire, LA2 7BX

**TO LET**

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\*\*\*INVESTOR ALERT\*\*\*DEVELOPMENT POTENTIAL\*\*\*CENTRAL LANDMARK BUILDING\*\*\*PERIOD PROPERTY\*\*\* Cousins Estate Agents are excited to present this UNIQUE PROPERTY centrally located in Lower Bentham, North Yorkshire close to the Yorkshire Dales and Lake district.

The property is detached and dates back to the turn of the century is built of stone, and was once the village school. It has been converted into a substantial 2 storey house which has 6 bedrooms, 6 reception rooms, a large hallway, 4 bathrooms and a modern kitchen. It has fairly recent double glazing throughout and gas central heating. It also has its own laundry room.

## Location

Evaglates is located at the gateway of the Lake District National Park and the Yorkshire Dales in North Yorkshire, 9-10 miles from the historic town of Lancaster in one of the most scenic parts of the country. It is situated in Bentham a small friendly country town which has its own railway station, a good bus service and not far from the M6 motorway and very accessible. This is a scenic and touristic region.

## Further Information

It has a separate modern detached building to the rear which could be converted into a number of uses. The house has retained many of its original exterior features, and is not listed and is quite modern inside. It has parquet flooring on the ground floor. 6 modern bedrooms on the 1st floor, with hand basins and vanity units. It also has a large loft. The entire property has fairly modern electrical installations and plumbing. The 2 bathrooms upstairs and 2 downstairs are modern. There is a court yard to the rear, The entire property is walled and is very private and secure. In addition to comfortable spacious accommodation it offers the opportunity to make an excellent B&B or hotel etc... in this very touristic area if required, or office or business use. It has additional scope for usage or rental of the separate detached annexe possibly for business/residential purposes and conversion or rental.

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

