



**TENNANT HOUSE, CLAPHAM ROAD, HIGH BENTHAM**  
**£500,000**



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## **TENNANT HOUSE, CLAPHAM ROAD, HIGH BENTHAM, LA2 7AH**

Superb stone built three bedroomed detached barn conversion located in the most outstanding rural position on the edge of High Bentham. Commanding distance views all round and standing within large mature gardens.

Spacious light and airy accommodation laid over two floors with upvc double glazed windows and Rayburn solid fuel heating.

In need of some modernisation to bring it up to modern day standards but offers huge potential.

Lovely family home which has been in the family for many years, with No Onward chain ready for immediate occupation.

Ground floor has entrance hall leading to principal rooms and staircase to the first floor, large through lounge, dining room and breakfast kitchen, plus workshop/garage with additional room over.

First floor spacious landing, three bedrooms and bathroom.

Outside is stunning, large forecourt to the front with garden and mature trees, very large tended rear garden with vegetable plot and detached outbuilding.

A magnificent property which needs to be viewed both internally and externally to be fully appreciated.

Situated approximately two miles out of Bentham towards Clapham with good road frontage and the views.

High Bentham is a popular market town surrounded by open countryside, the town has all local amenities such as shops, schools, churches, doctors' surgery and railway station with regular services to Skipton and Lancaster.

### **ACCOMMODATION COMPRISES:**

#### **Ground Floor:**

Entrance Hall, Lounge, Dining Room, Kitchen.

#### **First Floor:**

Landing, 3 Bedrooms, House Bathroom.

#### **Outside**

Driveway/Forecourt, Mature Gardens, Detached Stone Stable.

### **ACCOMMODATION:**

#### **GROUND FLOOR:**

##### **Entrance Hall:**

12'0" x 6'0" (3.65 x 1.82)

Glazed external entrance door, access to principal rooms, staircase to the first floor, under stairs store cupboard, tiled floor, electric storage heater.



### Lounge:

12'0" x 18'4" (3.65 x 5.58)

Large through room, upvc double glazed window to the front, upvc double glazed gable window, double glazed patio doors to the rear with access to the rear garden, open fire grate within stone fireplace, plate rack, and two radiators.



### Dining Room:

With upvc double glazed window, and radiator.

### Kitchen:

11'9" x 16'10" (3.58 x 5.13)

Through room with range of aged kitchen base units with worksurfaces, wall units, stainless steel double bed sink with mixer tap, solid fuel Rayburn stove providing hot water and central heating, access to the garage/workshop, two upvc double glazed windows, tiled flooring, radiator, electric storage heater, electric cooker point, door to workshop.



## FIRST FLOOR:

### Landing:

8'7" x 11'9" (2.61 x 3.58)

Access to three bedrooms and bathroom, tall single glazed window, shelved cupboard.





### Bedroom 1:

11'10" x 17'0" (3.60 x 5.18)

Large double bedroom through room with two upvc double glazed windows to the front and rear with views, radiator, built in wardrobes, electric heater.



### Bedroom 2: Rear

8'3" x 11'10" (2.51 x 3.60)

Double bedroom, upvc double glazed window with views, wash hand basin and WC, built in wardrobes.

### Bedroom 3: Front

7'4" x 11'10" (2.23 x 3.60)

With upvc double glazed window, radiator, and built in cupboard.





### House Bathroom:

11'9" x 8'2" (3.58 x 2.48)

Three-piece coloured bathroom suite comprising bath with electric shower over, pedestal wash hand basin, WC, radiator, upvc double glazed window, heated towel rail, built in cylinder cupboard.



### OUTSIDE:

Large, attached garage/workshop 9'9" x 17'4" (2.97 x 5.28)

With half glazed upvc rear door, upvc double glazed window, plus front door, staircase up to loft area, sink, wall cupboards.

Loft Room: 10'3" x 17'4" (3.12 x 5.28)

With two upvc double glazed windows.

Downstairs outdoor toilet/shower.



### Front:

Forecourt/garden area to the front with mature trees, gated entrance, lawn, wall boundaries.

### Rear:

Fantastic rear garden with sitting area, large lawn, flower borders, mature trees/shrubs, pond, detached building, vegetable garden, greenhouse, views, side patio garden.





**Directions:**

Leave the Bentham office towards Settle, go approximately two miles and Tennant House is located on the right-hand side. A for sale board is erected.

**Tenure:**

Freehold with vacant possession on completion.

**Services:**

Mains electric and water, septic tank drainage.

**Viewing:**

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

**Purchase Procedure:**

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

**Marketing:**

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

**N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.**

**N.B.** No electrical/gas/ solid fuel appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

**N.B.** Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.



**Local Authority:**  
 North Yorkshire Council  
 1 Belle Vue Square  
 Broughton Road  
 SKIPTON  
 North Yorkshire  
 BD23 1FJ

Tennant House  
 Clapham Road  
 Bentham  
 LANCASTER  
 LA2 7AH

Energy rating  
**F**

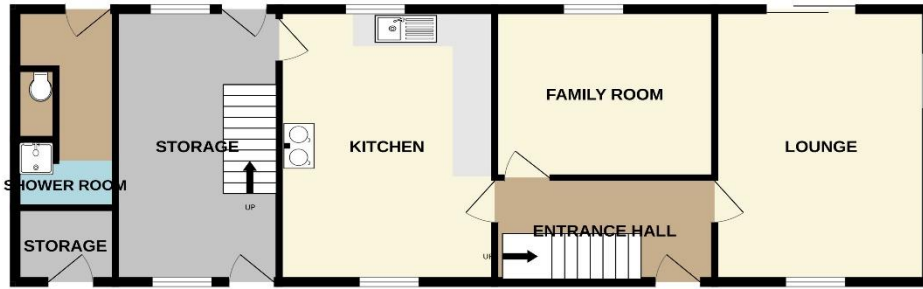
Valid until  
 7 July 2034

Certificate number  
 7900-4724-0522-6305-3343

Score	Energy rating	Current	Potential
92+	A		111 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

Council Tax Band 'F'

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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