



BANK HEAD COACH HOUSE, 37A ROBIN LANE
£525,000





BANK HEAD COACH HOUSE, 37A ROBIN LANE, HIGH BENTHAM, LA2 7AB

Outstanding substantial 3 double bedroomed former Coach House located in a superb and convenient position near to the centre of High Bentham standing within extensive grounds offering tasteful accommodation laid over two floors with second floor hobbies room/storage.

Imaginatively converted property offering spacious accommodation with feature central entrance hall with large entrance screen, cloakroom, good sized through lounge, large dining kitchen, and utility room to the ground floor.

First floor landing with open ceiling, master bedroom with ensuite shower room, two further double bedrooms, office, and large house bathroom to the first floor, hobbies room to the second floor.

Outside, forecourt parking for many vehicles around the property, large double detached garage, orchard/garden rear west facing patio garden.

Gas fired central heating, timber double glazed windows, external timber doors, with upvc external door in the utility room.

Decorated and presented to a good standard throughout with many interesting features evident including large multi-fuel stove within feature fireplace, timber beams over window heads, window seats, exposed brick work stone work etc.

Fantastic family home in a convenient position with westerly views ready for immediate occupation.

High Bentham is a popular market town located on the edge of the Bowland Area of Outstanding Natural Beauty within striking distance of the Yorkshire Dales National Park.

The town has a thriving community with all local amenities plus railway station with access to major centres such as Lancaster, Skipton etc.

Viewing is strongly recommended to fully appreciate the size, layout, and condition.

ACCOMMODATION COMPRISES:

Ground Floor:

Entrance Hall, Cloakroom, Lounge, Dining Kitchen, Utility Room.

First Floor:

Landing, 3 Bedrooms, 1 Ensuite, Office, House Bathroom, Office.

Outside

Driveway Access to Forecourt Parking, Double Garage, Orchard, Rear/Side Garden/Patio, Stone Store, Shed.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

9'0" x 10'0" (2.74 x 3.04)

Spacious entrance hall, large double glazed screen entrance with central external door with side panels, matwell, feature return staircase up to the first floor, radiator.





Cloakroom:

4'5" x 6'0" (1.34 x 1.82)

With WC with hidden cistern, vanity wash hand basin on stand with mixer tap, vertical radiator, tiled walls to dado, stone flooring.

Lounge:

11'3" x 22'9" (3.42 x 6.93)

Large through room with double glazed windows to the front, double glazed gable window plus double-glazed tall window to the gable, double glazed double doors with access to the rear garden, feature multi-fuel stove within recessed fire place with feature stone fire surround, brick back and slate hearth, wood flooring, beamed ceiling, and two radiators.



Dining/Kitchen:

9'11" x 22'9" (3.02 x 6.93)

Range of kitchen base units with complementary worksurfaces, red dual fuel range cooker within feature brick breast with tiled inset, wall units, 1 ½ bowl sink with mixer taps, built in dishwasher, integral fridge, and microwave, double glazed windows to the front with window seat, tall side window, and double-glazed rear window, space for table and radiator, brick/exposed wood room divider.





Utility Room:

10'0" x 9'1" (3.04 x 2.76)

Off the kitchen, large room with upvc glazed rear external entrance door, Worcester gas fired central heating boiler, base units with stainless steel sink with mixer taps, plumbing for washing machine, under stairs store cupboard, and radiator.

FIRST FLOOR:



Landing:

10'6" x 9'10" (3.20 x 2.99)

Spacious landing area with open ceiling, exposed roof trusses, two Velux roof lights, radiator, high level storage area to both sides, gallery style landing with timber balustrades, door with ladder to loft space, high level door to second loft space. access to 3 bedrooms and house bathroom.

Bedroom 1:

11'5" x 16'7" (3.48 x 5.05)

Large double bedroom, with double glazed gable external door to Juliet balcony, double glazed window to the front with window seat, range of built in wardrobes, radiator, recessed spotlights, additional cupboard.





Ensuite Shower Room:

5'9" x 8'6" (1.75 x 2.59)

With shower enclosure with shower off the system, vanity wash hand basin, WC, two double glazed windows, radiator, large, shelved cupboard, and recessed spotlights.



Bedroom 2: Front

9'11" x 11'8" (3.02 x 3.55)

Double bedroom, double glazed window with window seat, recessed spotlights, and radiator.

Bedroom 3: Rear

9'11" x 10'9" (3.02 x 3.27)

Double bedroom, two double glazed windows with window seat, recessed spotlights, and radiator.





Office: 5'10" x 9'9" (1.77 x 2.97)

Off the landing, small windows fixed, radiator, recessed spotlights.



House Bathroom:

5'9" x 9'9" (1.75 x 2.97)

Well-appointed 4-piece white bathroom suite comprising bath, shower enclosure with shower off the system, pedestal wash hand basin, WC, radiator, double glazed window, recessed spotlights, tiled walls to dado.



Second Floor:

Loft: 11'0" (3.53)

With ladder accessed of landing, reduced eaves, Velux roof light, radiator, recessed spotlights.

Loft 2:

Storage.

OUTSIDE:

The property is approached off Robin Lane, driveway with forecourt parking to the front and side with parking for several vehicles, detached double garage stone faced under slate roof with two doors, power and light, 17'10" x 20'0" (5.43 x 6.09) orchard area with mature apple trees, paved area, lawn walled/fenced boundaries, rear wood store, storage paved area space, piggery/store.



**AGE:**

Converted in 2000.

Directions:

The property is approached off Robin Lane, the entrance is on the left just after the church. A for sale board is erected.

Tenure:

Freehold with vacant possession on completion.

Services:

All mains' services are connected to the property.

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 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.



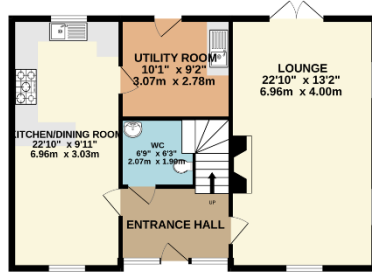
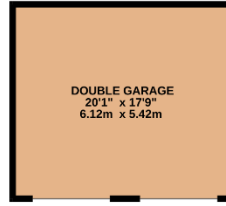
Local Authority:
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'F'

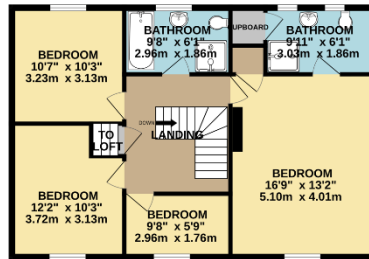
37a Robin Lane Bentham LANCASTER LA2 7AB		Energy rating D
Valid until 7 October 2034	Certificate number 3290-7783-0322-2400-3043	
Property type	Detached house	
Total floor area	136 square metres	



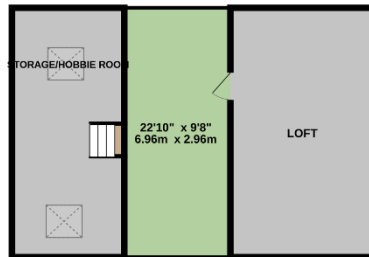
GROUND FLOOR
1097 sq.ft. (101.9 sq.m.) approx.



1ST FLOOR
752 sq.ft. (69.9 sq.m.) approx.



2ND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 2383 sq.ft. (221.4 sq.m.) approx.

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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