



8 STATION ROAD, HIGH BENTHAM
£235,000



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8 STATION ROAD, HIGH BENTHAM, LANCASTER, LA2 7LF

Substantial stone built, and deceptively spacious commercial and residential property located in a convenient position on Station Road, near to the centre of High Bentham.

The property offers good sized retail space, to the ground floor, with prominent shop front, plus ground floor and first floor residential accommodation.

The residential accommodation is very flexible and spacious and provides 3 / 4 bedrooms if required. The property also has large cellars, good sized rear walled garden area, work shop.

Ideal property for business owner looking for substantial accommodation over or could possibly split subject to the necessary approvals.

High Bentham is a popular market town located on the edge of the Yorkshire Dales National Park, Forest of Bowland area of outstanding national beauty and within striking distance of the Lake District, sitting within stunning countryside and is a magnet for tourism and also the town has a thriving local community.

Ideal property for tourists or local based business, well worthy of internal inspection to appreciate the size and potential.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Kitchen/Dining, Sales Area, Rear Lobby.

Lower Ground Floor:

Cellars.

First Floor

Landing, Lounge, 3 Bedrooms, Bathroom

Outside

Side Passage Access, Decked Area, Outbuilding.

ACCOMMODATION:

GROUND FLOOR:

Inner Hallway:

Part glazed external entrance door, staircase up to the first floor, radiator, access to kitchen/dining room.

Kitchen/Dining Room:

26'11 x 11'8" (8.20 x 3.56)

Good sized through room with kitchen area to one side fitted with range of modern kitchen base units with granite worksurfaces, electric stove in recess with stone head and tiled recess, Belfast sink with mixer taps, wall cupboards plus built in microwave, tall larder units, slimline dishwasher, part exposed stone wall, built in fridge freezer, two pine internal doors, recessed spotlights, tall upvc double glazed windows.





Dining Side:

Space for large table, upvc double glazed window, recessed spotlights, recess with stone head, half glazed inner door, corniced ceiling.

Rear Lobby:

Solid external rear entrance door, access to the cellar, and retail space.



Cellars:

Stone steps, down to large cellar room.

Cellar Room

27'3" x 13'8" (8.31 x 4.11)

Under the shop unit, additional cellar storage area to one side.

Sales Area:

27'1" x 14'3" (8.26 x 4.34)

Through room with half glazed external entrance door with covered entrance, prominent large shop front display, wood flooring, 2 radiators upvc double glazed window to the rear.



FIRST FLOOR:

Landing:

5'4" x 9'5" (1.62 x 2.87)

Spacious light and airy return staircase with upvc double glazed window, access to 4 rooms and a bathroom, radiator, pine internal doors, and loft access.





Lounge: to the front.

13'11" x 12'6" (4.24 x 3.81)

Upvc double glazed picture window, radiator, open fire grate within cast iron fireplace, tiled inset, corniced ceiling.



Bedroom 1:

13'9" x 12'11" (4.19 x 3.94)

Double bedroom with range of built in wardrobes, upvc double glazed window, and radiator.



Bedroom 2: to the rear

12'4" x 10'10" (3.76 x 3.30)

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





Bedroom 3/Snug: to the rear

12'9" x 11'3" (3.89 x 3.43)

Upvc double glazed window, sink with mixer taps, wall unit, radiator, open fire grate with cast iron with wood surround, shelved alcove.



Bathroom:

8'5" x 6'4" (2.56 x 1.93)

3-piece white bathroom suite comprising bath with shower over off the system, pedestal wash hand basin, low flush WC, upvc double glazed window and radiator.

OUTSIDE:

Side passage way with solid external door onto Station Road, with flying freehold over.

Rear:

Decked area, lawn, walled boundaries, paved patio area, good sized shed.



Directions:

Leave our Bentham office, down Station Road, no 8 is 50 yards on the righthand side. A for sale board is erected.

Tenure:

Freehold with vacant possession on completion.



Services:

All mains' services are connected to the property.

Internet/Mobile Coverage:

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage is available from 4 networks.

Flooding:

[Check for flooding in England - GOV.UK](#) shows that flooding is very low risk.

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.

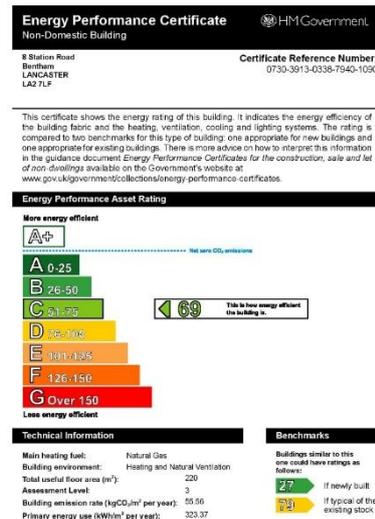
N.B. No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

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:

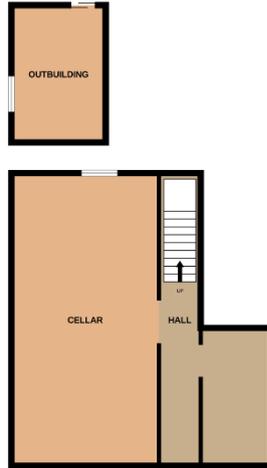
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'A' (for Flat above Shop)





BASEMENT
663 sq.ft. (61.6 sq.m.) approx.



GROUND FLOOR
784 sq.ft. (72.9 sq.m.) approx.



1ST FLOOR
882 sq.ft. (81.9 sq.m.) approx.



TOTAL FLOOR AREA : 2329 sq.ft. (216.4 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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Market Place
Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

settle@neilwrightstateagents.co.uk

King's Arms Buildings
15 Main Street High Bentham
Lancaster LA2 7LG

Tel: 015242 62458

bentham@neilwrightstateagents.co.uk

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