



**BOW COTTAGE, EAST VIEW, LOW BENTHAM**  
**£425,000**



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## **BOW COTTAGE, EAST VIEW, BURTON ROAD, LOW BENTHAM, LA2 7EF**

The property offers spacious, well-planned accommodation arranged over two floors, with many attractive features and quality fixtures and fittings throughout.

Originally two cottages, the property has been thoughtfully combined into one substantial home but could potentially be reverted back into two properties, subject to the necessary approvals, offering excellent potential for a holiday cottage or accommodation for a dependant relative.

The property is beautifully presented and decorated to a high standard throughout, benefitting from double-glazed windows, gas-fired central heating, and is offered for sale with no onward chain.

The ground floor includes a light and airy lounge with multi-fuel stove and dual-aspect windows, and a dining room with open fire and two windows to the front of the property. The dining room also provides access to the first floor and leads through to the utility room with downstairs WC. A modern open-plan living kitchen with bespoke units and appliances opens into a sunroom with tri-folding doors providing access to the rear garden.

To the first floor there are four bedrooms and two bathrooms.

Externally, there is forecourt parking to the front of the property, together with a garage and additional parking to the rear. The property also benefits from a pleasant enclosed low-maintenance rear garden and useful small outbuildings.

Low Bentham is a popular village set amid open countryside approximately one mile from High Bentham which is a thriving Market Town.

The village has two pubs, Church and Village Hall, thriving community spirit and more amenities are available in Bentham including shops, pubs, railway station, schools etc.

### **ACCOMMODATION COMPRISES:**

#### **Ground Floor:**

Lounge, Dining Room, Utility Room, WC, Living Kitchen/Sunroom.

#### **First Floor:**

Landing, 3/4 Bedrooms, 2 Bathrooms.

#### **Outside**

Forecourt Parking for Several Vehicles, Enclosed Rear Garden, Outbuildings, Garage, Side Parking.



## ACCOMMODATION:

### GROUND FLOOR:

#### Lounge:

13'3" x 18'0" (4.03 x 5.48)

Solid external entrance door, multi-fuel stove on tiled hearth, staircase to the first floor, double glazed windows to the front and rear, 2 radiators.



#### Dining Room:

10'8" x 13'0" (3.25 x 3.96)

Two double glazed windows, radiator, working open fire within wood fire surround with cast iron inset, hearth, doored second staircase to the first floor.



#### Utility Room:

6'6" x 10'8" (1.98 x 3.25)

(Off the dining room), part glazed rear stable, entrance door, double glazed window, Belfast sink with mixer taps, plumbing for washing machine, worksurfaces, radiator.

#### WC:

Understairs off the utility room, WC, wash hand basin, and radiator.





### **Dining/Kitchen:**

8'8" x 19'4" (2.64 x 5.89)

A superb light and airy room, this lovely bespoke kitchen features base units with complementary wood work surfaces and larder units, together with an Esse electric stove set within a canopy with extractor. There is a double-glazed window to the front, recessed spot lighting, a ceramic sink with mixer taps, an integrated dishwasher, and space for a table.



### **Sunroom:**

8'8" x 10'0" (2.64 x 3.04)

Extended area with double glazed tri-fold doors giving access to the pretty rear garden, lantern roof light, two upvc double glazed windows.



### **FIRST FLOOR:**

#### **Split Landing: (Staircase from Dining Room)**

6'4" x 7'3" (1.93 x 2.21) plus 3'0" x 6'7" (0.91 x 2.00)

Return staircase with window off the ½ landing, access to 3 bedrooms and bathroom, loft access, 2 double glazed windows, and radiator.



### Bedroom 1: Front

10'9" x 14'3" (3.27 x 4.34)

Double bedroom, double glazed window, radiator, part reduced eaves.



### Bedroom 2: Front

9'0" x 10'1" (2.74 x 3.07) plus lobby 2'7" x 2'9" (0.78 x 0.83)

Double bedroom, double glazed window, and radiator.



### Bedroom 3/Office:

6'3" x 9'1" (1.90 x 2.76)

Single bedroom, double glazed window, and radiator.





### Shower Room:

The shower room features a generous walk-in shower with a drencher shower head, a pedestal wash hand basin, and a WC.



### Landing (Staircase from Lounge):

5'9" x 7'9" (1.75 x 2.36)

Access to bedroom 4 and second bathroom, exposed roof trusses, double glazed window.

### Bedroom 4:

9'6" x 13'3" (2.89 x 4.03)

Double bedroom with double glazed window, loft access, radiator, airing cupboard.



### Bathroom 2:

The bathroom comprises a three-piece suite consisting of a bath with electric shower over, pedestal wash hand basin, and WC, together with a double-glazed window, radiator, and part-tiled walls.





## OUTSIDE:

### Front:

Off road parking for several vehicles, fenced boundaries, patio.

### Rear:

Pleasant enclosed rear garden/sitting area, small outbuildings. Store shed housing gas boiler, modern garage 10'0" x 18'3" (3.04 x 5.56) with up/over door, power and light, rear entrance door, additional side parking/gravelled area.



### Planning:

Originally two cottages, the property has been thoughtfully combined into one substantial home but could potentially be reverted back into two properties, subject to the necessary approvals.

### Directions:

Enter Low Bentham village from High Bentham, turn right by the Sun Dial Pub, on to Burton Road. Proceed approximately a quarter of a mile and East View is located on the left hand 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 chances of flooding are very low.

**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.

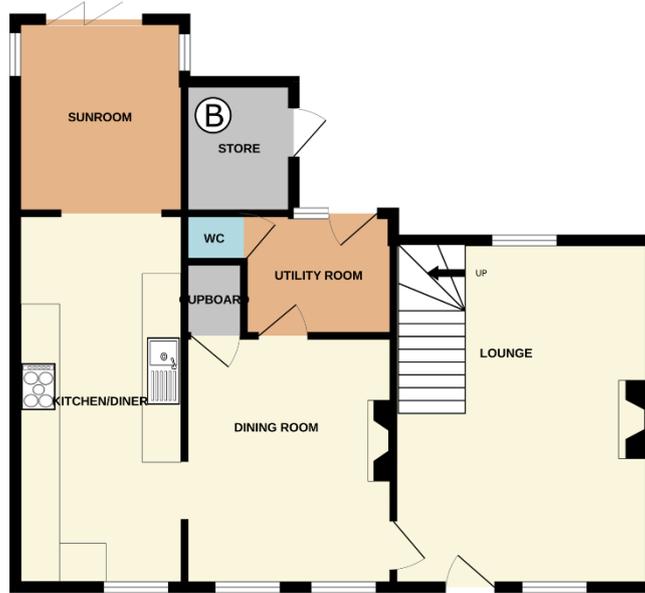
**Local Authority:**

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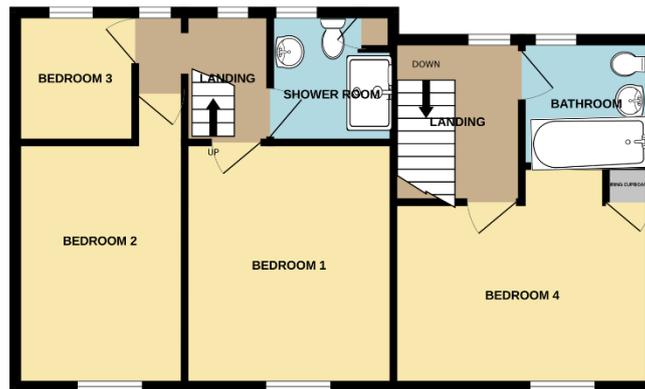
Council Tax Band 'D'



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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