



Honeypot Cottage 3 Police Yard, Bentham, LA2 7HH

Price Guide £175,000

Ideal for investors, this charming and immaculately presented 2 bed cottage has a track record as a successful holiday and residential let. Located in the heart of the popular market town of Bentham, Honeypot Cottage is ready to go, and ticks all the holiday home boxes: easy off-road parking; pleasant garden with outdoor seating; 2 bedrooms and perfectly situated for day trips to the Yorkshire Dales, Lake District, Forest of Bowland and Morecambe Bay. Available with no chain, viewing is recommended in order to appreciate the potential here.

Honeypot Cottage

Honeypot Cottage is located in the heart of the town, with easy access to excellent amenities. It is the ideal base for satisfying days out in the surrounding countryside including the limestone scenery of the Yorkshire Dales, the wild moorlands of Bowland, the stunning lakes and fells of Lakeland and superb coastal landscapes of Morecambe Bay. Extensively improved by the current owners, the property enjoyed 3 successful years as a holiday let through Sykes, followed by a further 2 as residential. With attractive yield potential, the cottage is well-presented and ready to go for buyers seeking an investment in this ideal location.

The accommodation briefly comprises: warm and inviting lounge with feature fireplace housing gas flame effect stove and attractive character features including beams, exposed stonework and alcoves; modern fitted kitchen; first floor landing; new contemporary shower room and 2 generous bedrooms. Honeypot Cottage combines period features with comfort and modern convenience - the perfect holiday retreat.

Outside, an attractive cobble area to the front aspect provides easy off-road parking for 1 vehicle. To the rear, a low-maintenance garden provides patio seating for holiday makers to unwind after adventurous days exploring the local countryside.

Property Information

With tasteful and fresh neutral décor throughout, the property has been extensively improved by the current owners with new gas central heating boiler installed in 2015, kitchen in 2017 and bathroom in 2018. New consumer unit installed in 2015, compliant for rentals. The gas central heating is controlled by a Nest thermostat. With UPVC double glazing, Honeypot Cottage is on mains supplies. External CCTV. Freehold property. Council Tax Band A. Furnishing and white goods available, subject to negotiation.

Location

High Bentham is a thriving market town with an excellent range of amenities, these include: shops, bank, Post Office, pubs, bars, GP Surgery and grocery stores. The Co-op has recently been extended and upgraded.

The town has a train station providing connections to Leeds and Lancaster. The A65 can be easily reached and provides access to nearby market towns, including Settle and Kirkby Lonsdale, along with Skipton to the south and Kendal to the north. The M6 at Lancaster can be reached in 25 minutes by car. High Bentham has its own modern primary school and excellent secondary education is available at Settle College and QES, Kirkby Lonsdale, with school bus services available. On the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, the town is close to the stunning Yorkshire Dales National Park and within easy reach of the Lake District. The coast at Morecambe Bay, is a 30 minute drive. A popular destination for outdoor pursuits enthusiasts, including cavers, cyclists and hikers.

Ground Floor

Lounge 20'2" x 8'6" (6.14m x 2.60m)



Comfortable and inviting lounge with timber part glazed external door and UPVC double glazed window to the front aspect. Feature fireplace housing newly installed gas flame stove. Exposed beams and stonework. Feature recess. Built-in cupboard under window, housing consumer unit. Carpet. Radiator. Carpeted stairs with balustrade rising to first floor. Access to kitchen.

Kitchen 10'1" x 8'11" (3.07m x 2.71m)



Modern fitted kitchen with UPVC double glazed external door and window to the rear aspect. Range of wall and base mounted units. Stainless steel sink and drainer. Integral cooker and hob with extractor over. Integral slim line dishwasher. Plumbing for washing machine. Space for fridge freezer. Vinyl flooring. Radiator.

First Floor

Landing



Stairs from ground floor with feature recess. Gas central heating boiler. Exposed beam. Carpet. Radiator. Access to both bedrooms and shower room.

Bedroom 1 11'8" x 8'6" (3.55m x 2.60m)



Charming bedroom with UPVC double glazed window to the front aspect. Feature period fireplace and exposed lintel. Exposed beam. Loft access. Carpet. Radiator.

Bedroom 2 10'2" x 8'8" (3.09m x 2.63m)



Superb double bedroom with UPVC double glazed window to the rear aspect. Carpet. Radiator.

Shower Room



Pristine contemporary shower room with suite comprising, shower cubicle, wash hand basin and WC. Tiled walls. Extractor. Vinyl flooring. Heated towel rail.

Outside



The cottages on Police Yard are set back from Main Street behind a low wall. Cobbled parking area to the front aspect, suitable for 1 vehicle. Attractive low maintenance gardens to rear with patio seating. Access way around rear of cottages. External tap.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide

information regarding the source of funding as part of our offer handling procedure
FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

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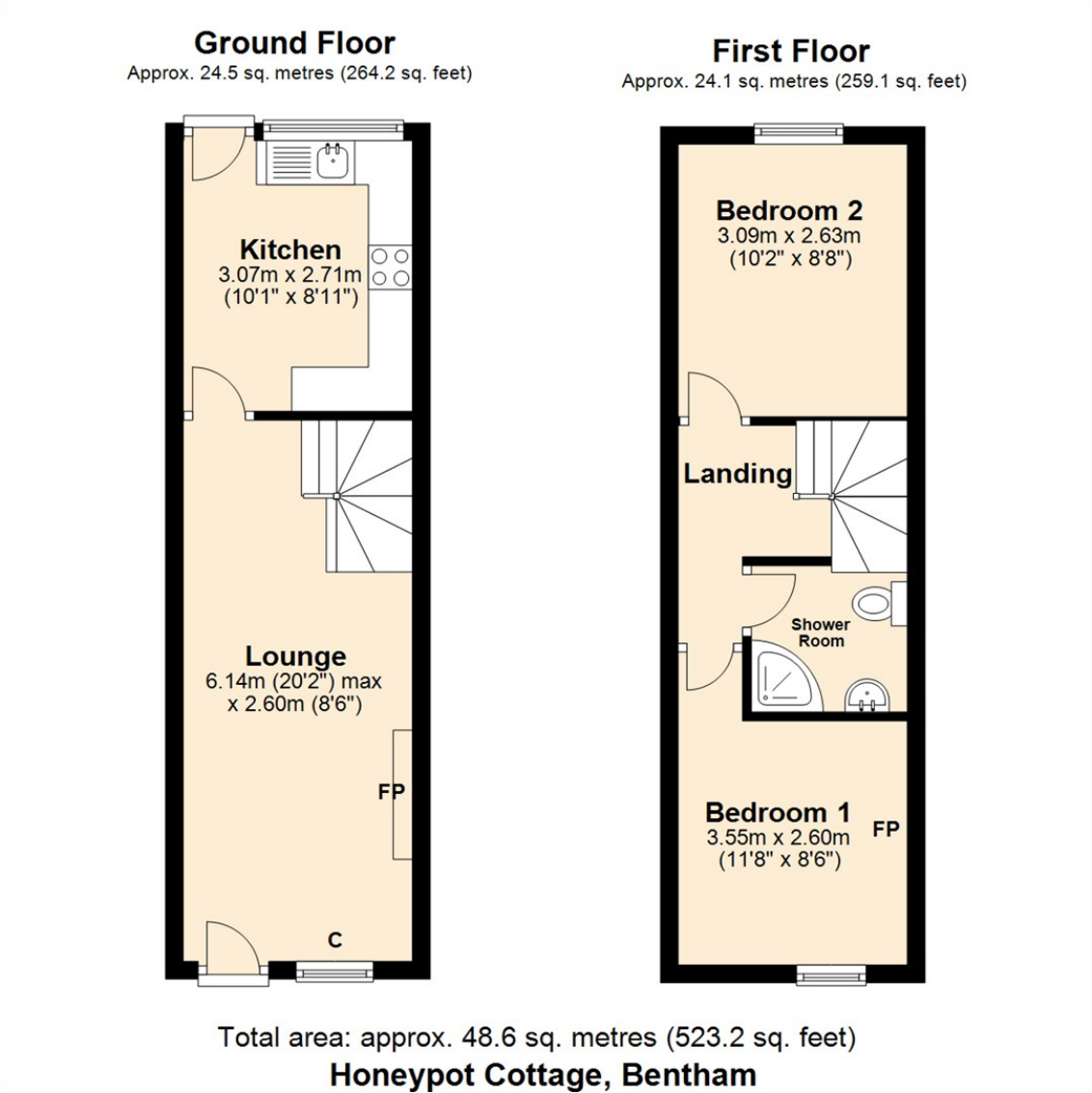
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FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Area Map



Energy Efficiency Graph

