



The Coach House, Low Bentham, LA2 7DS

Price Guide £365,000

Stunning Grade II listed former coach house located in the heart of the popular village of Low Bentham - ideal for the Dales, Bowland and Lakes. Sympathetically converted to provide the perfect blend of modern comfort and character features. Step through the impressive coach house doors into a ground floor entrance hall, providing access to the 3 bedrooms, before rising to the stylish and inviting open plan living space on the first floor, with vaulted roof and exposed beams. Outside, the property has a separate studio, which is perfectly suited for home working, and an attractive walled garden with summerhouse providing delightful views across the village to open country beyond. Viewing is essential in order to appreciate the qualities of this truly unique property.

The Coach House



The Coach House provides versatile accommodation and will appeal to couples or families seeking a distinctive property in a village setting. Low Bentham in North Yorkshire is close to the county boundaries with both Lancashire and Cumbria, making it the ideal base for great day trips in spectacular countryside. Adjacent to the popular Sun Dial Inn, the market town of High Bentham is just over a mile away and provides an excellent range of amenities, with shops, GP surgery, primary school and train station on the Leeds/Lancaster line. Highly regarded secondary education is available at Settle College and QES, Kirkby Lonsdale.

In brief, the ground floor accommodation comprises: entrance porch; entrance hall; bedroom 1 with en-suite; contemporary house bathroom; bedroom 2 - a good double - and bedroom 3, a single. Stairs rise from the entrance hall to the stunning open plan living/dining room, with its vaulted roof and exposed beams, this connects to the modern fitted kitchen. A spacious open plan reception with dining area off the kitchen and comfortable living area, complete with multi-fuel stove.

Outside, an attractive cobbled area to the front aspect provides off-road parking for 3 vehicles. A private courtyard can be accessed from the rear of the entrance hall and bedroom 2. - Coach House Studio is located here - comprising ground floor workshop and first floor studio. This is an ideal space in which to work from home and could be easily adapted to suit a variety of

uses, as required. Steps lead up to the secluded, walled gardens, which rise in tiers up to the substantial summerhouse and patio seating area. The summerhouse has light and power, with a useful store for garden furniture, discretely to one side. The views across the rooftops of Low Bentham and out to open country are something special.

Maintained and decorated to a high standard throughout, The Coach House is truly one of a kind.

Location

Low Bentham is a charming village and a great base for holidays, with a huge range of opportunities for days out exploring the Yorkshire Dales, Forest of Bowland, Lake District and coast at Morecambe Bay. The village has two popular pubs and the market town of High Bentham is just over a mile away, providing a good range of amenities, including: grocery stores, Post Office, Barclays Bank, butchers, ironmongers, pubs and takeaway establishments. The town has a GP Surgery, pharmacy, highly regarded primary school and train station on the Leeds/Lancaster line. The nearby market towns of Settle and Kirkby Lonsdale provide excellent secondary education at Settle College and QES, respectively. The A65 enables easy access to Kendal and Skipton. Lancaster and the M6 are around 25 minutes by car.

Property Information

Freehold property. Grade II listed. Council Tax Band D. All mains services, with gas central heating. Timber framed double glazing throughout.

Ground Floor

Porch

Useful porch area behind the impressive coach house doors. Flagged floor. Inner door with glazed panels to each side, providing access to the entrance hall.

Entrance Hall



Central entrance hall providing access to the bedroom accommodation, bathroom and stairs rising to rear external door and up to the living space on the first floor. Flagged floor. Carpeted stairs. Radiator.

Bedroom 1 15'4" x 10'10" (4.68m x 3.30m)



Charming double bedroom with 2 front aspect windows providing plenty of light. Extensive range of built-in wardrobes. Meter cupboard. Karndean flooring. Radiator. Access to en-suite.

En-suite 5'1" x 5'11" (1.54m x 1.80m)



Immaculate contemporary en-suite comprising, shower cubicle, wash hand basin and WC. Extractor. Tiled floor. Heated towel rail.

Bedroom 2 17'9" x 8'7" (5.42m x 2.61m)



A generous dual aspect double bedroom with windows to front and rear aspects, along with glazed door out to the rear courtyard. Built-in double wardrobe. Built-in storage cupboard. Karndean flooring. Radiator.

Bedroom 3 8'11" x 9'2" (2.71m x 2.80m)



A good single bedroom with window to the rear aspect. Laminate flooring. Radiator.

Bathroom 5'8" x 8'1" (1.72m x 2.47m)



Contemporary house bathroom with obscured glazing providing light from the entrance hall. Suite comprising, bath with shower over, wash hand basin and WC. Cabinet and backlit mirror. Extractor. Karndean flooring. Heated towel rail.

First Floor

Living/Dining Room 17'9" x 29'4" (5.40m x 8.95m)



Stunning open plan reception space with window to the side aspect, 2 feature circular windows to the front aspect and 3 skylights. Spectacular vaulted roof with exposed beams. Living area with multi-fuel stove. Dining area with space for a good-sized family table. Solid timber flooring. Large loft storage space over kitchen. 4 radiators. Open to kitchen.

Dining Area



Living Area



Kitchen 17'9" x 8'11" (5.42m x 2.73m)



Modern fitted kitchen with window to the front aspect. Range of wall and base mounted units. Sink and drainer. Double range style electric cooker with 6 ring gas hob and extractor hood over. Integral fridge. Plumbing for dishwasher. Space for fridge freezer. Pantry cupboard. Solid timber flooring. Radiator.

Outside



Front



Attractive cobbled area with parking for 3 vehicles.

Rear

Private rear flagged courtyard with wood store and external sink. Access to the workshop. Steps rising to the studio and gardens beyond.

Workshop 7'0" x 14'5" (2.14m x 4.40m)

External door and window to the courtyard. Light and power, Fitted workbench. Concrete floor.

Coach House Studio



Studio 7'0" x 14'5" (2.14m x 4.40m)



A flexible space, currently used as an office, with glazed door, window to the courtyard aspect and skylight. Fitted worktop with sink and drainer. Plumbing for washing machine. Exposed beams. Laminate flooring. Electric radiator.

Gardens



Secluded, walled and immaculately tended tiered garden. Large summerhouse with light and power and patio seating area commanding great views. Established borders and mature trees. A convivial space for entertaining during the summer months.

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.

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purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

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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



Total area: approx. 142.2 sq. metres (1530.3 sq. feet)
The Coach House, Low Bentham

Area Map



Energy Efficiency Graph

