

ROSPER

£420,000

Low Bentham, LA2 7DZ

An immaculate and stylishly presented semi-detached barn conversion, set within a select farmstead development offering light filled and spacious, contemporary living space over three floors.

Sociable open plan L-shaped kitchen/dining/sitting room completely conducive to family life and the perfect entertaining space. Three double bedrooms and a bathroom to the lower ground floor and a fourth bedroom/study and shower room to the first floor. Beautifully tended gardens with covered decked seating, flagged terrace, lawns and well-stocked borders. Double garage and off road parking.

Tucked away in a quiet, edge of town setting bordered to the rear by open countryside this really is one not to miss.





Welcome to **ROSPER**

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Here's our TOP TEN reasons to love Rosper:

- 1. Beautifully presented, spacious and light filled accommodation** - with a gross internal area of c. 1905 sq ft (177 sq m) the accommodation is set over three floors. The entrance is at ground floor level with a central staircase leading to the lower ground and first floors.
- 2. Move in and start living** - purchased by the present owners in 2019, the property has undergone a complete refurbishment. The layout was also reconfigured creating sociable, family friendly spaces.
- 3. Splendid open plan layout** - the ground floor is mainly open plan with a fabulous, sociable open plan reception room, flexible as to how furniture could be arranged but space to create distinct seating and dining areas. The sitting area has French windows leading out to a small, decked balcony and a wood burning stove set on slate hearth.
- 4. Welcoming breakfast kitchen** - being open to the reception room with a range of base units, matching island unit incorporating a breakfast bar and an integral oven, microwave and gas hob. Double doors open up the terrace bringing the outside in.
- 5. Sweet dreams** - there are three double bedrooms to the lower ground floor; the principal bedroom being dual aspect and bedroom 3 has a built in wardrobe. The first floor is open to the apex with Velux windows creating a light filled space; here you will find a fourth bedroom, currently used as an office and a shower room. This is ideal for guests or for teenagers.
- 6. Excellent storage** - there is undereaves storage to the first floor as well as an understairs cupboard to the lower ground floor.
- 7. Contemporary bath/shower rooms** - to the ground floor, there is a stylishly apportioned four-piece house bathroom and to the first floor, there is a three-piece shower room. There is also a cloakroom on the ground floor.
- 8. Garaging and parking** - there is a large, double garage (19'9 x 18'4 [6.05m x 5.61m]) with power, light and up and over door. In addition, there is private off road parking.
- 9. Outdoor living** - the rear garden is a true delight with a flagged seating terrace and raised planted beds constructed with railway sleepers. An attractive wooden gate with arch over and clematis and wild rose trained to grow over (imagine in a couple of years the arch will be covered to create a stunning, scented entrance). There is a gently sloping lawn with stepping stones - mainly beautifully manicured with a wild flower area and deep-planted borders. There is a practical area with compost bins and space for a hen hut and bordering open fields, a fabulous decked seating area with pergola - the perfect space to entertain or simply sit and enjoy the garden. To the front there is a lawn garden and to the side, a log store and steps leading to the rear.
- 10. Location really matters** - bordering open fields in a delightful, quiet edge of town farmstead setting within walking distance Low Bentham. For further details on the surrounding area, please turn to page 5.







Attractive farmstead setting

Situated close to the **Yorkshire Dales and Lake District National Parks** and the **Forest of Bowland AONB**, High Bentham is ideal for those who enjoy the outdoor life; this is an area where the outdoors can be embraced - popular for caving and potholing with dramatic waterfalls and caves at Ingleton or whether you like to walk, run or cycle, there are many scenic routes on hand with the famous Three Peaks, (Ingleborough, Whenside and Pen-y-Ghent) nearby.

Low Bentham, together with neighbouring High Bentham has a good range of local shops, pubs (The Sundial in Low Bentham is within easy walking distance of Rosper), churches, a bank, post office as well as a golf course and club house enjoying panoramic views of Ingleborough.

More choice is offered in **Ingleton** (4.1 miles) - a tourist destination with a choice of eateries, gift shops, an outside heated pool (open May to September).

The ever-popular Cumbrian market town of **Kirkby Lonsdale** (7.9 miles) has a host of independent shops and places to eat you'll be spoilt for choice! The town provides a good range of local facilities - a bank, churches, the Post Office, Booths supermarket and doctors' and dentists' surgeries.

A larger selection of facilities are available in **Settle** (12.6 miles), **Lancaster** (14.3 miles) or **Kendal** (20.7 miles).

As far as schools are concerned, there is a primary school, (Bentham Community Primary School) located between High and Low Bentham. Lancaster is home to the highly regarded boys' and girls' grammar schools and there are secondary schools at Kirkby Lonsdale (Queen Elizabeth School), Settle and Lancaster. Independent schools are at Sedbergh or Giggleswick.

Travelling further afield:

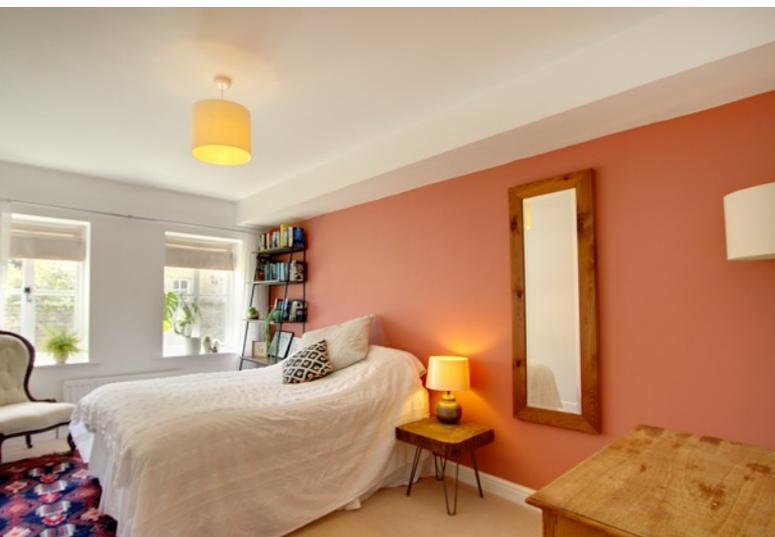
By car - once here, you'll find it a convenient spot, not just for access to the M6 (12.1 miles) but if you are travelling east, head out onto the A65 and bear right.

By air - Leeds Bradford Airport (46.5 miles), Manchester Airport (75.7 miles) and Liverpool Airport (80.2 miles).

By train - Lancaster station on the main West Coast Line (15.3 miles and London Euston just 2.5 hours by train), Bentham station (1.6 miles) on the Leeds to Morecambe line and Settle station (13.3 miles) on the scenic Settle to Carlisle line.

To find the property - from J34 of the M6, take the A683 towards Kirkby Lonsdale. Head through the village of Caton and Claughton and turn right onto the B6480. Continue through Wray and Wennington and into Low Bentham. On entering the village, turn left onto Burton Road (you'll see the Sundial pun on your left) and proceed up the hill. After approximately 0.1 miles turn right onto a un-named tree lined drive (there are black painted bollards either side) and continue. Bear first left and follow the drive right to the end. Rosper is tucked away in the corner on the right hand side.

/// *what3word reference: light.elbowing.probe*



Services and specification

- Mains electric, gas, drainage and water
- Gas central heating
- Broadband connection available
- Double glazed wood framed windows
- uPVC double doors from the kitchen
- Oak floor to reception room/kitchen
- Tiled bathroom floors
- Slate tiled entrance hall floor





Boundary plan - not to scale
For illustrative purposes only



The finer details

Council Tax

Rosper is banded E for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

Craven District Council, 1 Belle Vue Square, Broughton Road, Skipton BD23 1FJ. T: 01756 700600 W: www.cravencd.gov.uk

Please note

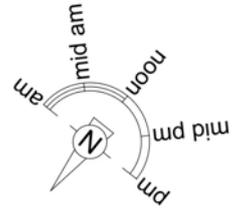
- The access from Burton Road is owned by a third party with Rosper having a right of way across. The second section of drive (from the left hand turn) is owned by the neighbouring property Garland, with Rosper having a right of way and parking.

Money Laundering

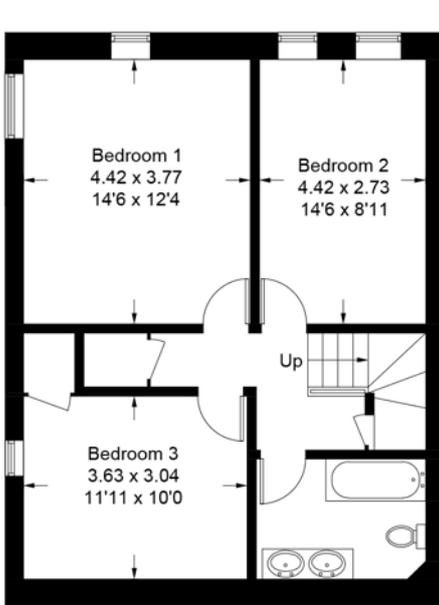
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's 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 agent's offer procedure.

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Approximate Gross Internal Area = 177 sq m / 1905 sq ft



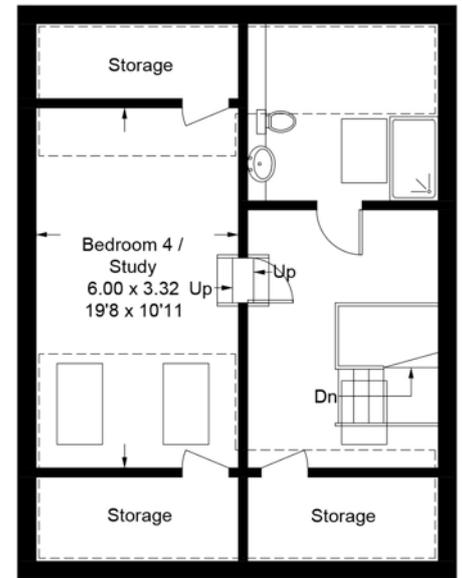
= Reduced headroom below 1.5m / 5'0"



Lower Ground Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID867969)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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