

HAYBERS VIEW

£510,000

High Bentham, LA2 7BN

In an elevated location and enjoying splendid far reaching open views, a modern detached bungalow.

Spacious and light accommodation with entrance hall, generous sitting/dining room, fitted kitchen, two bedrooms with en suite shower rooms and a third single bedroom currently used as an office. An internal lift provides easy access to an attic room, ideal for a number of uses and the lower ground floor with utility room and cloakroom. Garden store, double garage, ample driveway parking and low maintenance gardens with raised planted borders and seating terraces.

Within walking distance of the town's facilities, local shops and school and highly convenient for road and rails links.





Welcome to **HAYBERS VIEW**

£510,000

High Bentham, LA2 7BN

Here's our **TOP TEN** reasons to love **Haybers View**:

- 1. Location and views** - situated in a highly accessible position, within walking distance of the town. There are splendid views; a southerly outlook across rooftops and open countryside beyond to the front and across open fields to the rear.
- 2. Light and bright, a detached bungalow with spacious accommodation**, c. 2405 sq ft (223.5 sq m) the principal accommodation is on the ground floor and enjoys the lovely open aspects.
- 3. Come on in...** the L shaped entrance hall has a cloaks cupboard and access to all main rooms. There is also entry to an Automation Lift, which provides access to the lower ground floor and attic room. The sitting/dining room is a generous room with gas fire and marble surround, south facing glazed doors with windows either side out to the front terrace and glazed sliding doors leading out to the rear terrace. The kitchen is comprehensively fitted with a range of base and wall units and integral appliances including an AEG oven, warming tray, hob and dishwasher. There is also space for an American style fridge/freezer and under counter washing machine and tumble drier.
- 4. Bedrooms and bathrooms** - there are three bedrooms; bedroom 1 is a good-sized room with a range of fitted bedroom furniture and has a wet room, bedroom 2 has an en suite shower room and bedroom 3 is currently used as a study/office. There is also a three piece house bathroom.
- 5. Large attic room** - a pull down ladder from a hatch in the entrance hall provides additional access to this large light space with three skylight windows and useful undereaves storage. This space offers potential for a number of uses; a fourth bedroom, children's play room, hobbies/cinema room, gym etc (subject to the relevant consents).
- 6. Practical utility room and cloakroom** on the lower ground floor and to the rear of the garage. The utility room has base units with a sink and there is a separate two piece cloakroom.
- 7. Garden store**, c. 54 sq ft (5 sq m) providing excellent storage. There is also a covered drying area and space for bins.
- 8. Garaging and parking** - the private drive leads up to the garage and turning area and then continues to the east of the house to the rear. The garage is a large double with an electric roller door, power, light and cold water tap.
- 9. Low maintenance gardens** with deep planted borders to the front and rear. There is a flag terrace with wrought iron railings to the front of the house as well as a flagged seating area from which to enjoy the long distance views. To the rear, there is a second flagged terrace, again with lovely views and some raised vegetable beds.
- 10. Great access to the magnificent outdoors** - situated close to the Yorkshire Dales National Park and the Forest of Bowland, an Area of Outstanding natural Beauty, High Bentham is ideal for those who enjoy the outdoor life with lots of routes right from the door. For further information about the surrounding area, please turn to page 5.







An accessible and commutable town surrounded by open countryside

Close to the **Yorkshire Dales and Lake District National Parks** and the **Forest of Bowland AONB**, Haybers View is situated between High and Low Bentham, an ideal location 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, Wharfedale and Pen-y-Ghent) nearby.

High Bentham lies on the River Wenning and has a good range of local shops, pubs, churches, a post office, auction mart, as well as a golf course and club house enjoying panoramic views of Ingleborough.

More choice is offered in the popular village of **Ingleton** (3.8 miles) - a tourist destination with a choice of eateries, gift shops, an outside heated pool (open May to September).

The sought-after Cumbrian market town of **Kirkby Lonsdale** (8.8 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, Boots Chemist, an opticians as well as a doctors' and dentists' surgeries.

A larger selection of facilities are available in the market town of **Settle** (11.6 miles), the Georgian city of **Lancaster** (15 miles) or **Kendal** (21.6 miles), known as the Gateway to the Lakes.

There is a primary school between Low and High Bentham (Bentham Community Primary School) with secondary schools at Kirkby Lonsdale (Queen Elizabeth School), Settle and Lancaster. Lancaster is also home to the highly regarded boys' and girls' grammar schools and there are independent schools at Sedburgh or Giggleswick.



Planes, Trains and Automobiles

By air - Leeds Bradford Airport (45.5 miles), Manchester Airport (75.4 miles) and Liverpool Airport (80.9 miles).

By train - Bentham station on the Leeds to Morecambe line is within walking distance at half a mile distant. Lancaster station is on the main West Coast Line (15.3 miles) with direct trains to London Euston, Glasgow and Edinburgh with Settle station (12.2 miles) on the scenic Settle to Carlisle line.

By car - once here, you'll find it a convenient spot, not just for access to the M6 (12.4 miles) but if you are travelling east, head out onto the A65 and bear right.

To find the property - from J34 of the M6, take the A683 towards Kirkby Lonsdale. Head through the villages of Caton and Cloughton and turn right onto the B6480. Continue through Wray, Wennington and Low Bentham and onto High Bentham. Before entering High Bentham, Haybers View is the sixth property on the left after the Telephone Exchange.

///what3words reference: instructs.snug.overheats



Services and specifications

- Mains electricity, gas and drainage
- Mains metered water
- Underfloor heating to the ground floor
- Gas fired central heating with gas fire in the sitting room
- Solar panels supplementing the hot water
- Double glazed windows set in uPVC frames
- Security alarm
- External lighting
- External cold water taps





The finer details

Council Tax

Haybers View is currently banded E for Council Tax purposes. Potential purchasers are advised to verify this information for themselves with North Yorkshire Council.

Local and Planning Authority

North Yorkshire Council W; www.northyorks.gov.uk

Please note

- Included in the sale are carpets, curtains and poles, light fittings and integral kitchen appliances.

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.

Haybers View, High Bentham, LA2 7BN

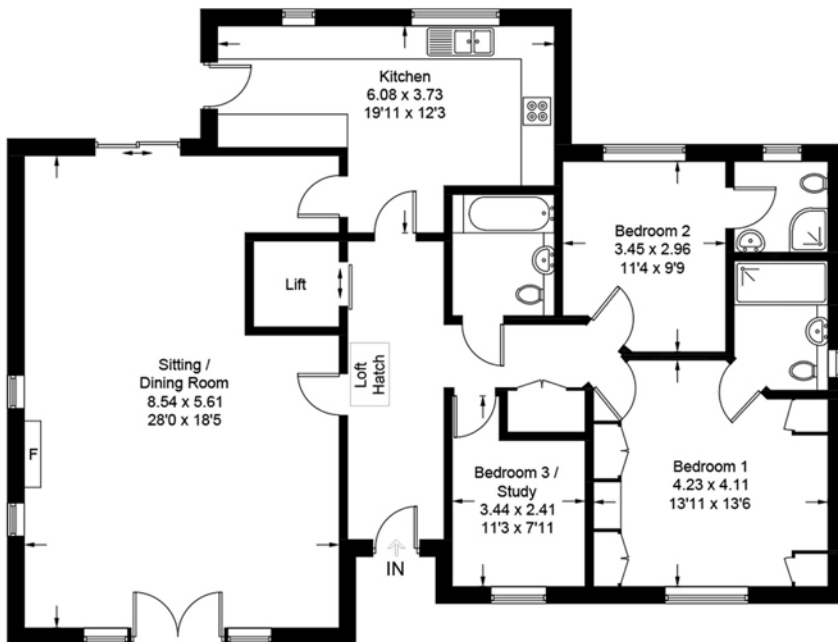
Approximate Gross Internal Area = 223.5 sq m / 2405 sq ft

Garden Store = 5.0 sq m / 54 sq ft

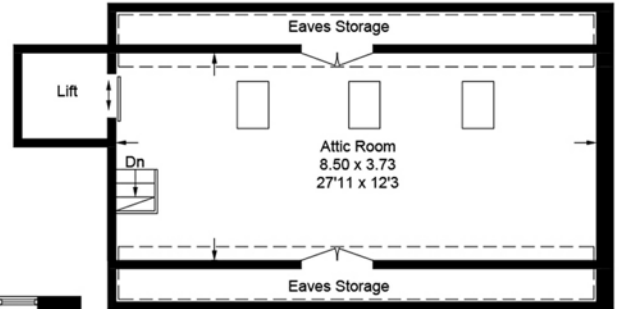
Total = 228.5 sq m / 2459 sq ft
 (Including Garage)



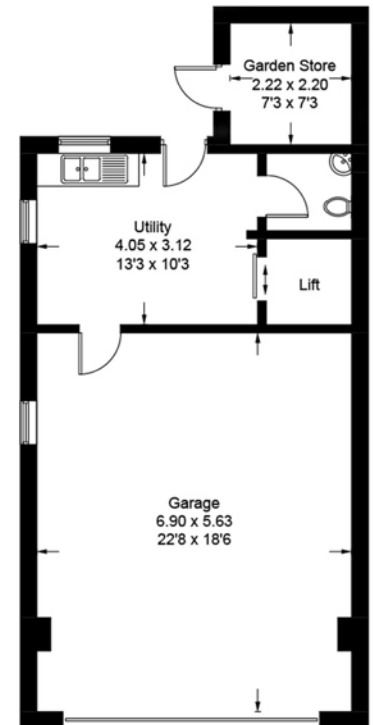
= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1066270)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(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.epcau.com			

IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.