

PB263 / RBP0241

Spacious 3 Bedroomed Town House Residence
Barton House
2 Main Street
High Bentham
Nr Lancaster
LA2 7HE



Price: £235,000 Region

Viewings: By prior appointment through Richard Turner & Son Bentham Office.

A spacious and attractive 3 bedroomed tastefully improved town house having a large loft with conversion potential and occupying an imposing corner location in the popular small rural market town of High Bentham enhanced by full sealed unit double glazing, gas central heating and a most pleasant mature garden area to the front and an attractive courtyard seating area to the rear.

Lancaster and the M6 – 15 miles, Kendal and the Lakes 19 miles,
Settle and the Yorkshire Dales National Park 12 miles approx.

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Accommodation Comprising:

Ground Floor:

Reception Hall:

14'5 x 7'5 max

(4.39m x 2.26m max)

Feature original stone flagged flooring, cornice and ornate moulding, open staircase, centre light, radiator.



Farmhouse Dining Kitchen:

21'6 x 15'10 min

(6.55m x 4.83m min)

Fitted units incorporating Belfast sink, integrated dish washer, auto washer, fridge freezer and "Falcon" electric double oven range with 5 burner gas hob and over head extractor hood, tiled splash backs. French doors leading to side garden. Back door. Ceiling light track, rise and fall dining light, gas stove, feature stone flag floor, understairs pantry cupboard. Open plan to:-



Lounge Area:

16'3 x 11'1 (4.95m x 3.38m)

Solid oak flooring, Delft rail, centre light, 2 x radiators, TV point. (*N.B. In situ room divider bookcase available if required*).



First Floor:

Landing:

10'6 x 4'6 (3.20m x 1.37m)

Cornice, centre light.

Master Bedroom 1:

16' x 12'6 (4.88m x 3.81m)

Walk in storage cupboard with access to loft area with Velux roof window (*loft floor not boarded but having adequate head height and space for conversion potential*), cornice, picture rail, ceiling rose, centre light.

En-Suite Bathroom/Dressing Room:

15'7 x 9'10 overall
(4.75m x 3.00m overall)

Comprising 3 piece bath suite and shower cubicle, airing/cylinder cupboard housing new (Sept 2015) gas combi boiler, tongue and groove dado, built in wardrobe cupboard, centre light, 2 x radiators, auto vent.



House Bathroom:

9'11 x 7'6 max

(3.02m x 2.29m max)

Shower cubicle, wc and wash hand basin, centre light, auto vent.



Bedroom 2:

16'7 x 11'2

(5.05m x 3.40m)

Dual aspect windows, picture rail, cornice, ceiling rose, centre light, radiator.



Bedroom 3/Study:

14'10 x 10'9 max

(4.52m x 3.28m max)

Picture rail, ceiling rose, centre light, radiator.



Outside:

Easterly Side:

Lovely enclosed "sun trap" garden area with an abundance of established old roses, flowering plants and shrubs, wheely bin standing area, brick paviour pathway.



Northerly Elevation:

Enclosed attractive **Courtyard** 20' x 12'6 approx (6.10m x 3.81m approx) with brick set flooring with 2 small **Storage Sheds** 4'5 x 3'8 and 2'7 x 2'1 (1.35m x 1.12m and 0.79m x 0.64m).



Southerly Elevation:

Pavement frontage.



Services: Mains water, electricity, gas and drainage connected.

Tenure: Freehold subject to flying freehold.
Vacant possession upon completion.

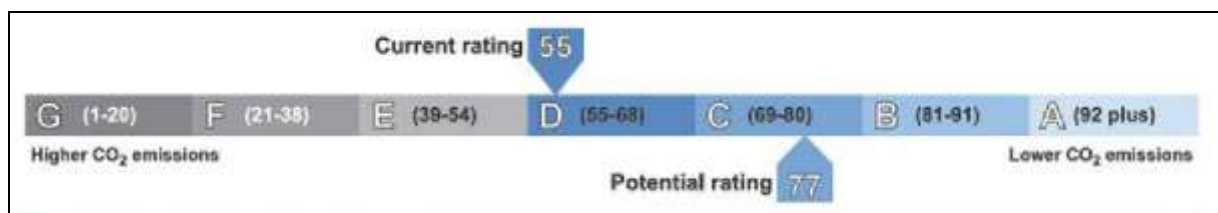
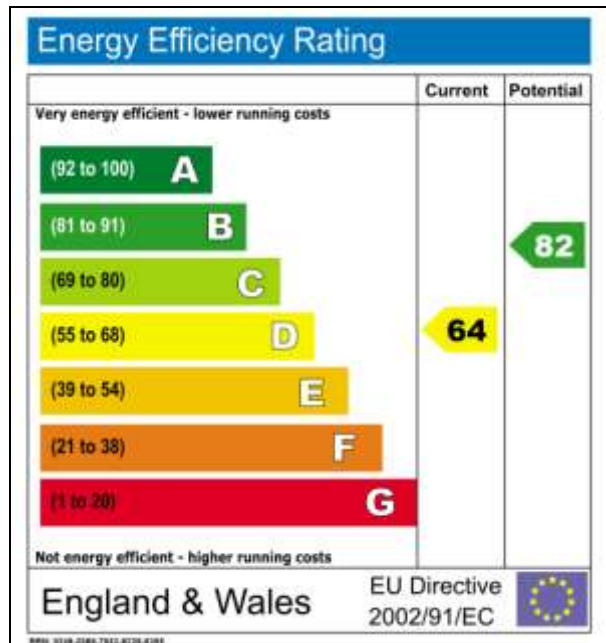
Council Tax Band: (D) Verbal enquiry only.

Solicitors: Oglethorpe, Sturton & Gillibrand Solicitors, 17 Main Street, Kirkby Lonsdale, Carnforth, Lancashire, LA6 2AQ. Tel: 015242 71388.

Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.
Through whom all offers and negotiations should be conducted.

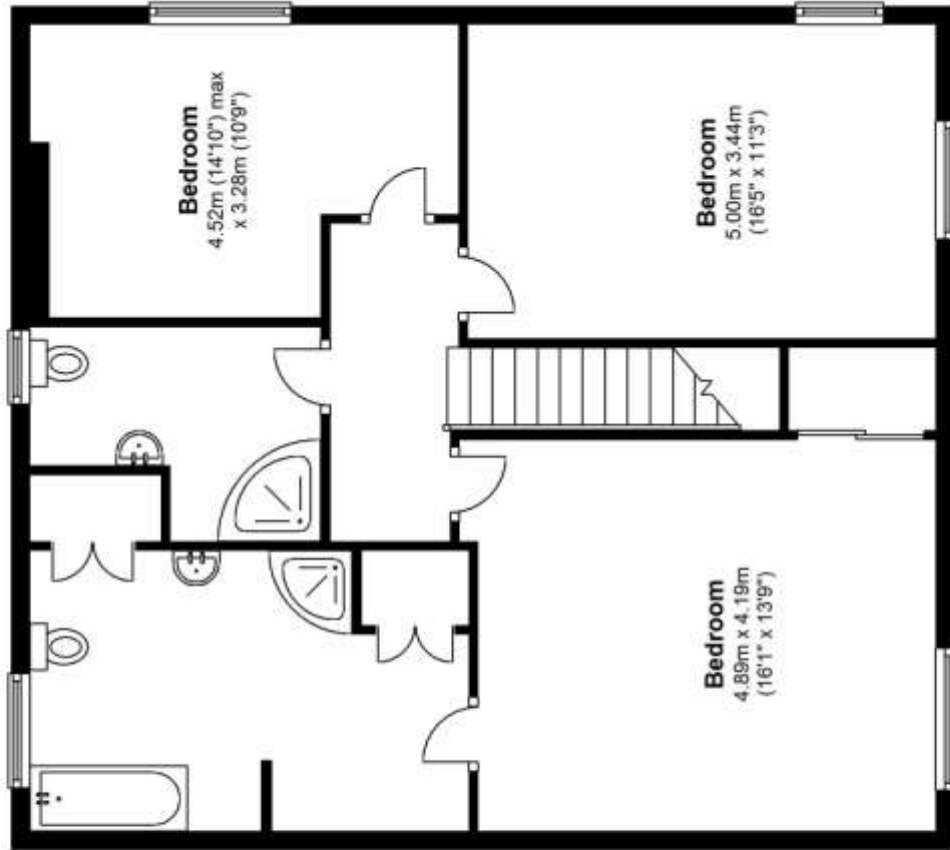
N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

Energy Performance Certificate

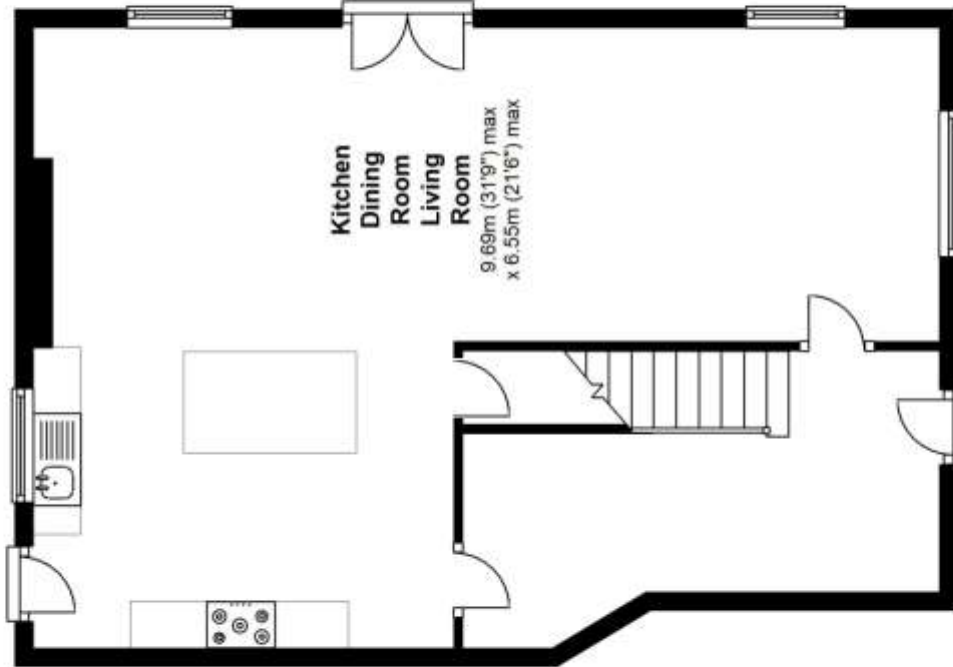


Floor Plans

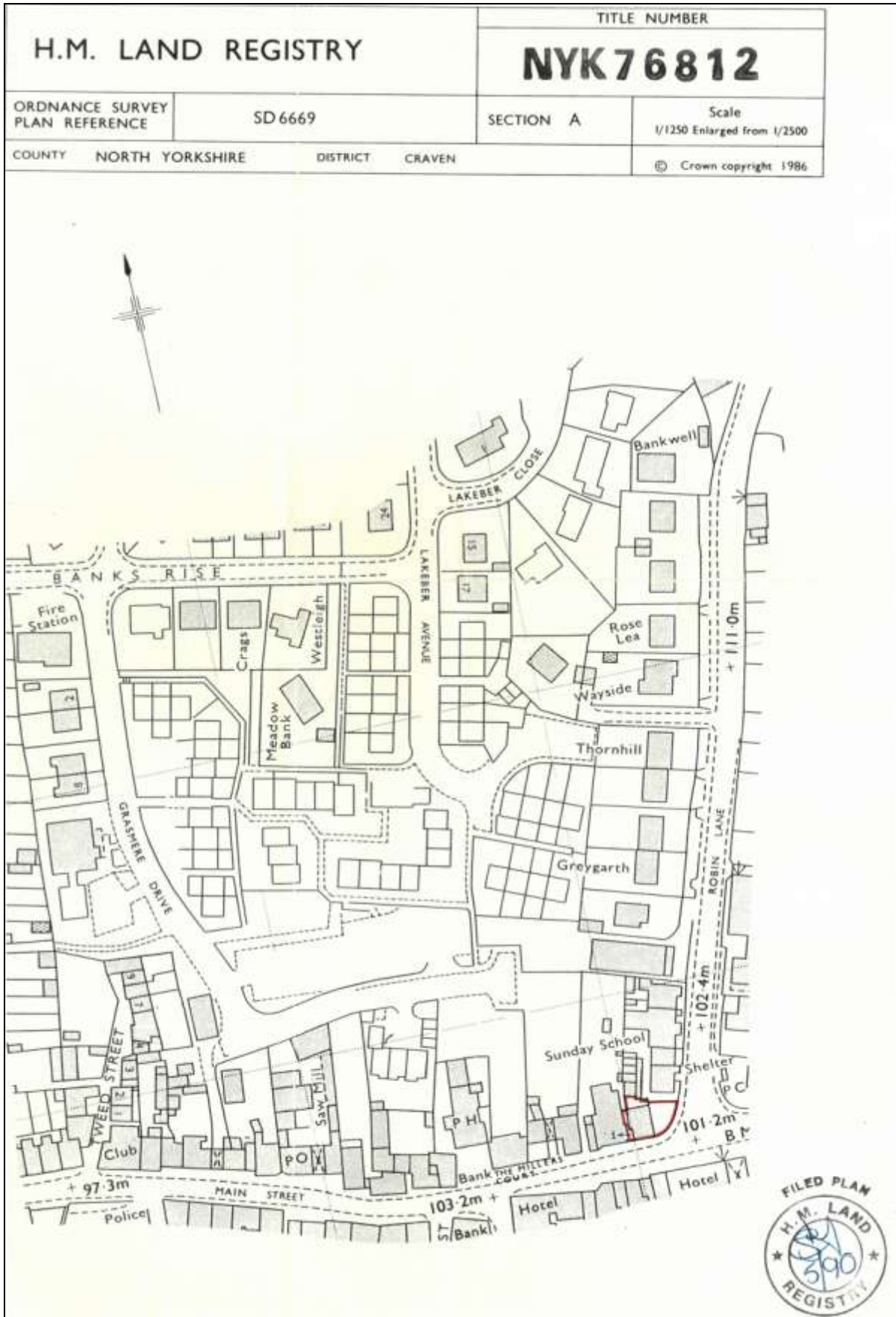
First Floor



Ground Floor



Copy Title/Boundary Plan



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