

PI20

## 3 Bed Detached Cottage with Parking and Garden

**Ivy Cottage  
50 Mount Pleasant  
High Bentham  
Nr Lancaster  
LA2 7LA**



**Price: £208,000 Region**

**Viewing: By appointment through Richard Turner & Son Bentham Office.**

Improved 3 bedroomed detached cottage affording 2 reception rooms, modern fitted kitchen, gas central heating, sealed unit double glazing, private off road parking, enclosed garden area and featuring a south facing balcony off the master bedroom with lovely views.

Conveniently situated within approx 300 yards of main street shops and amenities in the popular rural market town of High Bentham and within only 15 miles commuting distance of Lancaster and the M6.

**Accommodation Comprising:**

(Featuring internal pine doors, gas central heating and majority sealed unit double glazing).

**Ground Floor:**

**Entrance Vestibule:**

7'11 x 3'4  
(2.41m x 1.02m)

Radiator, centre light, cloaks rail, electric meter.

**Built In Storage Cupboard:**

4'4 x 2'8  
(1.32m x 0.81m)

Ideal potential for downstairs W.C. !

**Utility:**

4'11 x 4'2  
(1.50m x 1.27m)

Plumbed for auto washer, fitted shelves, centre light.



**Lounge:**

21'9 x 10'11  
(6.63m x 3.33m)

Wood surrounds fireplace housing multi-fuel stove, sliding patio doors to lean to greenhouse, radiator, 2 centre lights, TV point.

**Dining Room:**

11'11 x 11'  
(3.63m x 3.35m)

**Solid fuel Rayburn oven range**, open staircase, built in wall cupboard, 2 x arched display alcoves, centre light.



**Lounge**



**Dining Room**

**Kitchen:**

11' x 9'5 max  
(3.35m x 2.87m max)

Modern fitted cupboards and units incorporating inset stainless steel 1½ bowl single drainer sink unit with mixer tap and water filter tap, 5 burner gas hob with overhead extractor canopy, built in electric oven, plumbed dish washer recess, pelmet lighting and work surfaces with tiled splash backs. Kick space heater, mini halogen lighting track.



**First Floor:**

**Landing:**

7'3 x 2'11  
(2.21m x 0.89m)

Feature etched/stained glass quarter landing window, centre light, 2 x loft access.

**Master Bedroom 1:**

12'7 x 11'1  
(3.84m x 3.38m)

UPVC double glazed door to south facing balcony 9' x 9' approx (2.74m x 2.74m approx) providing lovely wooded aspect and long distance rural views, radiator, centre light, telephone point.



**Bedroom 2:**

11'11 x 11'6  
(3.63m x 3.51m)

Fitted wardrobe units and drawers, radiator, centre light, TV point.



**Bedroom 3:**  
11'3 x 7'2  
(3.43m x 2.18m)

Built in twin wardrobe (one housing gas fired combi boiler providing central heating and hot water) radiator, centre light.

**Bathroom:**  
11'5 x 6'6  
(3.48m x 1.98m)

3 piece bath suite incorporating curtained over bath shower, heated towel rail, 2 fully tiled walls, radiator, mini halogen lighting.



**Bedroom 3**



**Bathroom**

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.

**Outside:**

**Front: (Westerly Elevation)** Paved private off road parking and small car port.

**Northerly Elevation:** Pavement frontage.

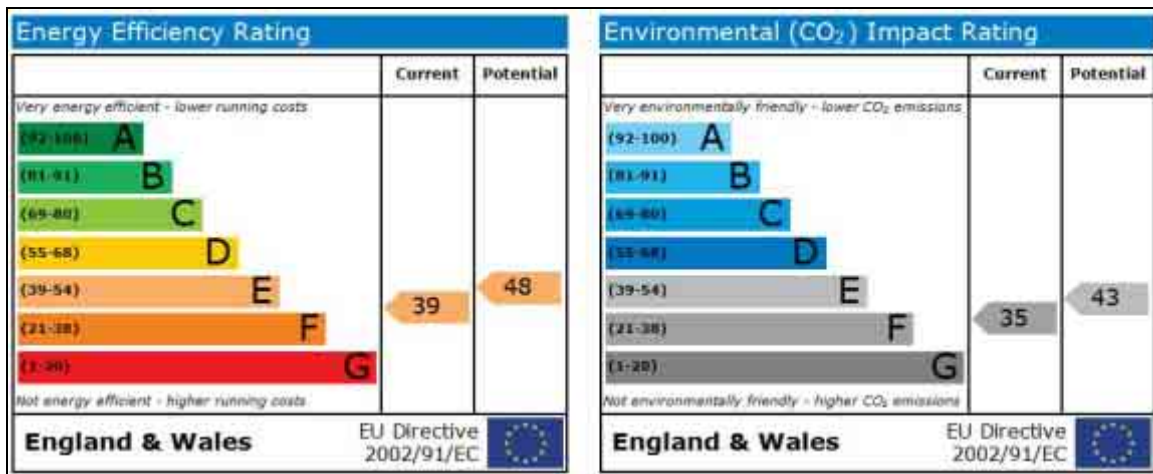
**Easterly Elevation:** Maintenance right of way.

**Rear: (Southerly Elevation)** Lean to aluminium framed greenhouse 8' x 7' approx (2.44m x 2.13m approx); covered fuel storage area 18'6 x 4'6 approx (5.64m x 1.37m approx); enclosed garden area offering a good degree of privacy and incorporating circa 8' x 6' (2.44m x 1.83m) timber shed.





### Energy Performance Certificate



- Services:** Mains water, electricity, gas and drainage connected.
- Tenure:** Freehold with vacant possession on completion.
- Council Tax Band:** D (verbal enquiry only).
- Solicitors:** Goad & Butcher Solicitors, Midland Bank Chambers, Market Place, Settle, North Yorkshire, BD24 9DR. Tel: 01729 823 500.
- 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.**

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