

PS164

## Detached Luxurious 4/5 Bedroomed Stable Conversion With Garage

### Summerhill Stables Low Bottom, Mill Lane Low Bentham Nr Lancaster LA2 7DF



**Price: £450,000 Region**

**Viewing: Strictly by prior appointment through Richard Turner & Son Bentham Office.**

A tastefully and professionally converted stone built former stables offering luxurious 4/5 bedroomed accommodation on two floors incorporating full sealed unit double glazing, oil central heating including ground floor under floor heating system, 2 reception rooms, a Bespoke Craftsman built fitted oak kitchen, en-suite master bedroom, garage and good sized garden with timber summer house/workshop.

Situated enjoying a good degree of privacy and a lovely rural aspect on the fringe of a former farmstead setting, approached via a beautiful mature tree lined avenue conveniently along a back road midway (*circa 1½ miles/20 minutes walk*) between the village of Low Bentham and the market town of High Bentham with shops, post office and banks etc.

*N/B The property is also within the school bus catchment area for Ingleton and Settle Schools, within 1½ miles of the pickup point for Queen Elisabeth School, Kirkby Lonsdale and within 3 miles of the pickup point for Lancaster Schools.*

Lancaster & the M6 - 15 miles, Kendal and the Lakes 19 miles,  
Settle and the Yorkshire Dales National Park 13 miles approximately.

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**Accommodation Comprising:**

(Full sealed unit double glazing, oil fired central heating including under floor heating to ground floor, telephone points predominantly throughout, wired smoke alarms, security alarm system and CCTV installed).

**Ground Floor:**

**Reception Hall:**

16'2 x 4'10  
(4.93m x 1.47m)

Oak laminate flooring, mini halogen ceiling lighting, central heating controls. Open plan to:-

**Inner Hall:**

Open staircase (presently with fitted stair lift), mini halogen ceiling lighting, 2 x picture lights.

**Dining Area:**

17' x 12'6 max  
(5.18m x 3.81m)

Feature stone built fireplace presently housing electric stove, under stairs storage cupboard, feature beam and lintel, glass shelved display recess with fitted light, centre light, TV point.

*(N.B. Oak laminate flooring under current fitted carpet).*



**Lounge:**

21'6 x 15'5 max  
(6.55m x 4.70m)

Feature stone built fireplace housing multi-fuel stove on raised flag hearth, glazed door and triple aspect windows giving garden, driveway and rural aspects, feature exposed beams, centre light, TV point. Outside access door.



**Utility Room:**

11'9 x 8'2  
(3.58m x 2.49m)

Fitted base units incorporating inset stainless steel single drainer sink unit with mixer tap, plumbed auto washer recess, vented spin dryer recess and work surfaces with tiled splash backs, fitted wall cupboards. Oil fired boiler providing central heating and hot water, extractor vent, mini halogen ceiling lighting. Stable style back door.

**Breakfast Kitchen:**

15'9 x 15'4  
(4.80m x 4.67m)

Beautiful Bespoke Craftsman built fitted kitchen in "Pippy Oak" incorporating porcelain sink with antique style mixer tap, central workstation, integrated dish washer, integrated fridge and granite work surfaces. Rustic handmade brick fireplace feature housing "Rangemaster" combination calor gas/electric farmhouse style oven range, feature beams and lintels, tiled floor, mini halogen ceiling lighting. Outside access door.



**Cloakroom:**

8'3 x 3'2  
(2.51m x 0.97m)

Low flush wc and pedestal wash basin in white, quarry tiled floor, mini halogen ceiling lighting, auto extractor vent.

**First Floor:**

Electric Velux window and blinds.

**Landing:**

34'9 x 3'3  
(10.59m x 0.99m)

Mini halogen ceiling lighting, radiator, smoke alarms.

**Master Bedroom 1:**

15'4 x 13'5 max  
(4.67m x 4.09m)

Long distance rural views. Walk in wardrobe cupboard 5' x 2'10 (1.52m x 0.86m), centre light, 2 x radiators, TV point, telephone point.

**En-Suite Shower Room** 8'10 x 5' (2.69m x 1.52m) Incorporating shower cubicle, low flush WC and pedestal wash basin in white with chrome fittings, Velux window, 2 x tiled walls, mini halogen ceiling lighting, heated towel rail, electric shaver point.



**Bedroom 2:**  
15'8 x 11'9  
(4.78m x 3.58m)

2 x Velux window, centre light, radiator, 2 x TV points.



**L Shaped Bedroom 3:**  
12'1 x 9'3 max  
(3.68m x 2.82m)

Plus wardrobe recess 3'6 x 3'5 (1.07m x 1.04m).  
Velux window, centre light, radiator, 2 x TV points.

**Bedroom 4:**  
11'9 x 9'2  
(3.58m x 2.79m)

Plus wardrobe recess 3'6 x 3'5 (1.07m x 1.04m).  
Velux window, centre light, radiator, 2 x TV points. Loft access.

**Bedroom 5/Study:**  
8'11 x 6'5  
(2.72m x 1.96m)

Velux window, oak laminate floor, mini halogen ceiling lighting,  
radiator, telephone point.

**Bathroom:**  
15'3 x 8'1  
(4.65m x 2.46m)

3 piece bath suite comprising contour panelled bath, low flush wc,  
pedestal wash basin and raised shower cubicle, Velux window, fully  
tiled walls, airing/cylinder cupboard with immersion heater, fitted vanity  
mirror, mini halogen ceiling lighting, heated towel rail, electric shaver  
point, auto extractor vent.



**Outside:**

**Front:**

Double gated private driveway leading to stone set forecourt and tarmac parking/turning area.  
Stone faced/slate roofed **garage** 19'11 x 13'4 max (6.07m x 4.06m max) internal measurements with remote controlled timber up and over door, pedestrian access door, storage loft and having light and power installed.

**Side:** Paved path and good sized lawned garden area incorporating raised patio and **timber workshop/summer house** 48' x 9' approx (14.63m x 2.74m approx) incorporating **greenhouse** (*This building could be easily adapted to a spacious home office or studio if so desired*).

**Rear:** Gravelled path, elevated garden borders and oil storage tank.



**Services:** Metered mains water supply, mains electricity. Shared private septic tank (*Matrix CLF 6*) drainage system (equal shared maintenance between a total of 6 properties).

**Tenure:** Freehold with vacant possession on completion.

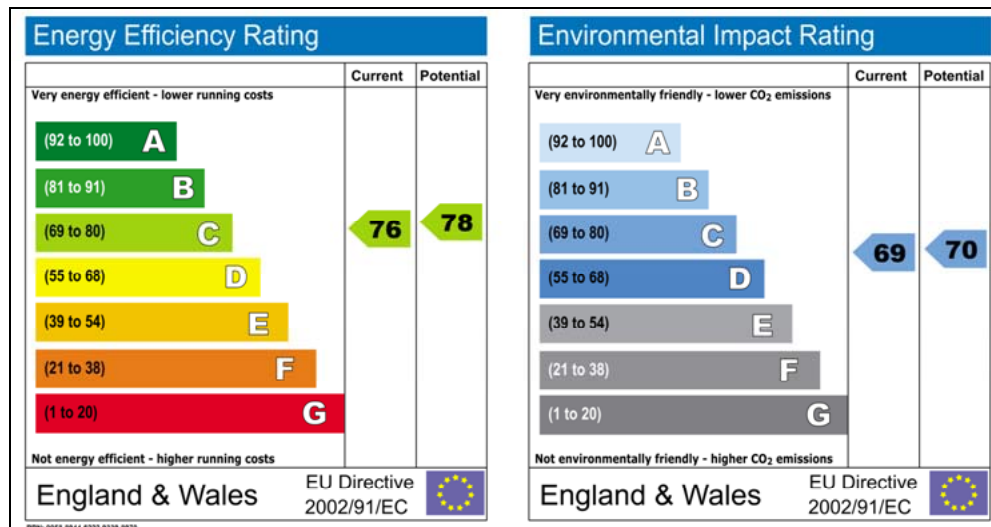
**Council Tax Band:** G.

**Solicitors:** Oglethorpe, Sturton & Gillibrand, 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

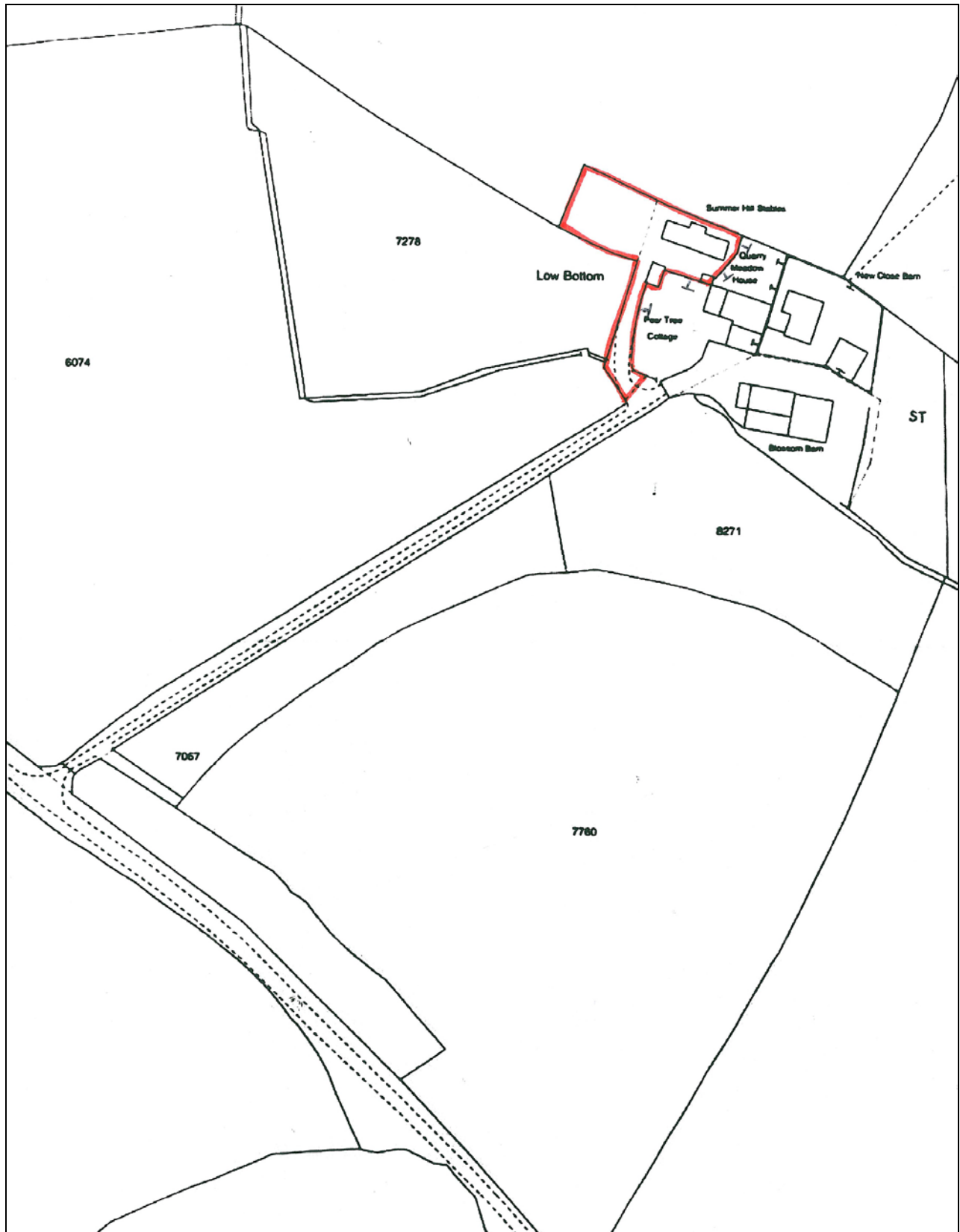




**Summer & Winter Shots 2011**

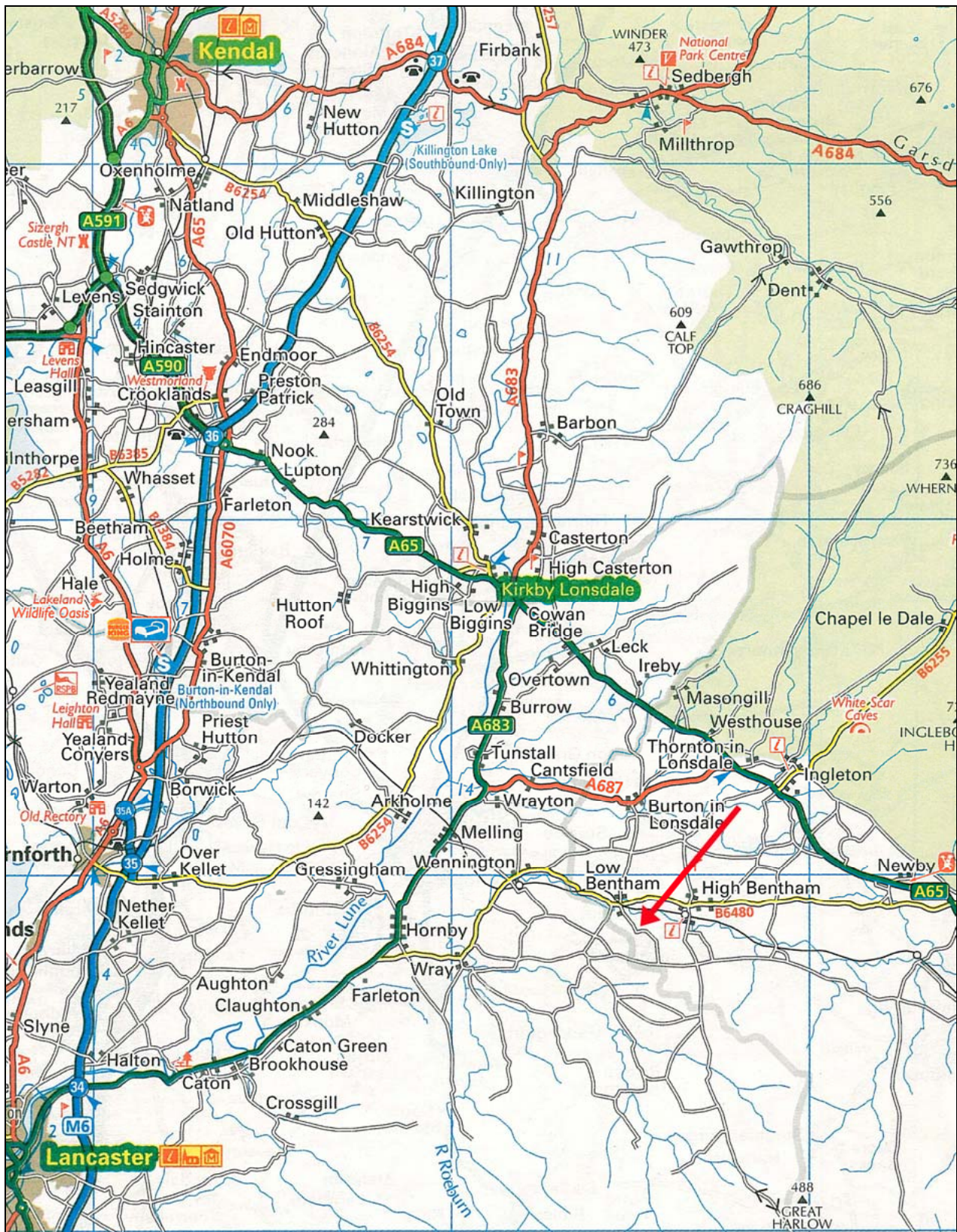


**Boundary Plan**



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## Location Plan



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