

OIRO £625,000



Armitstead  
Barnett

Burton Road, Low Bentham, Lancaster, LA2 7ER





Burton Road  
Low Bentham  
Lancaster  
LA2 7ER

Offers in the Region of £625,000

- Bespoke home finished to exacting standards with flexible accommodation
- Set on a select development in an edge of village location
- Contemporary design, with excellent energy credentials
- Substantial garaging, gardens and ample parking
- Excellent connectivity to the A65, M6 and rail links









An impressive 4 bedroom home which provides the perfect blend of cutting edge contemporary living and serene rural surroundings, situated on the edge of the picturesque village of Low Bentham. This home has been built to an exceptional standard with a striking appearance created by both natural stone and rendered finish being added to the architectural detail. The thoughtful design makes the most of open plan living areas, generous accommodation and offers large windows framing the views across open countryside.

The setting delivers the best of both worlds, being situated on the edge of the village, within walking distance of the amenities and services offered within nearby village of High Bentham. The location provides everything required for everyday living, including shops, services, doctor's surgery and a highly regarded primary school. Beyond are the larger villages of Ingleton and the market town of Kirkby Lonsdale, which offers an excellent choice of independent shops, cafes and eateries. Being nestled on the edge of the Yorkshire Dales National Park, this is an ideal location for lovers of the outdoors. In addition to offering tranquil rural living and excellent amenities, the location has superb transport links. With the A65 and the railway station which is located within Bentham, providing direct links to the Settle - Leeds line the surrounding areas are easily accessed. The property also sits a short distance from the larger city of Lancaster, which offers a further choice of shops, services and amenities and has rail connection on the West Coast Mainline, direct to Manchester and London Euston. In close proximity to the property also lies Bentham Golf Club, a beautiful 18-hole course and a popular destination for both seasoned golfers and casual players looking to enjoy the scenic countryside.

With spacious accommodation, this home is designed for modern family life. The bright welcoming hallway opens into a beautifully appointed lounge, bathed in natural light, with outlooks to the side and front of the property and has a sizeable cloakroom to one side for convenience.







The heart of the home is the stunning kitchen / dining space which is fitted with contemporary cabinetry and integrated appliances. The central island offers a perfect workspace and is also an ideal area for social gatherings. To one side is the dining area, which has an outlook through floor to ceiling windows, creating a seamless indoor / outdoor lifestyle. Off the kitchen can be found a practical utility area with plumbing for laundry facilities, additional storage and a personal access door for everyday use.

Upstairs the accommodation is filled with natural light from the open glazed hallway and landing which leads to 4 generous bedrooms. The impressive principal bedroom suite has its own ensuite bathroom, complete with WC, wash hand basin and shower cubicle. There is a second bedroom with an ensuite shower room, which is ideal for guests. Currently configured as a music room this room easily converts into a fourth bedroom or additional lounge area taking in the impressive views. The 2 further bedrooms share the stylish house bathroom, which again has been finished to high standards, with quality fixtures, offering both luxury and functionality.

The property itself has been constructed to an excellent standard and offers a contemporary living space, one which benefits from sustainable living features including a heat recovery ventilation system, ensuring high energy credentials and low running costs.

A further wow feature of the property is the substantial double garage building, which can be accessed internally from the hallway, via the electric up and over doors to the front, or the back door to the rear. The garage provides plenty of parking and storage to suit a purchasers needs.









Outside, the beautifully landscaped gardens are encompassed by dry stone walling, adding to the natural landscape. The garden offers private outdoor areas with a lawned garden to one side and a raised decking area complete with summerhouse, which is the perfect place to enjoy a gin and tonic and watch the evening sun. Gravelled pathways lead around the property to a further stone flagged patio, allowing the garden to be enjoyed throughout the day. There are plenty of places for al fresco dining and areas to sit and enjoy the stunning outlook and peaceful views.

Whether you are looking for a generous family home, looking to enjoy village life or for a perfect low maintenance home, Collingwood House has everything to offer.









### General Remarks

Services: Mains electricity, mains gas, mains water, mains drainage available and connected. Underfloor heating to the ground floor and central heating radiators to the first floor.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Parking: On site for several vehicles, with additional parking in the garden area and within the garage space.

Construction Type: Detached block under slate roof, with part stone part rendered finish.

Local Authority: Craven District Council.

Council Tax: F.

Restrictive Covenants: Please note there are restrictive covenants in place, please contact the office to discuss these further.

Conservation Area: None as far as we are aware.

Listed Building: No

Easements, Wayleaves and Rights of Way: Please note that the access leading to the subject property and the adjoining two properties is shared, with maintenance contributions being payable between the users. There will be an additional user from the adjacent property in due course, once this has been completed.

Flooding: The property has not flooded within the last 5 years, According to the Environment Agency website the property sits in flood zone 1.

Unimplemented Planning Consents: None known

Other Matters: There is a partial radon barrier that has been installed within the construction of the property, as a preventative measure.

Maintenance and additional contributions: Please note that the properties forming part of the development (being 3 properties), have the responsibility of maintaining the footpath and cutting the hedge. There is a public liability insurance policy required to cover the footpath area, which is to be continued until the local authority adopt this area.

Broadband: B4RN is available and connected.

Title & Tenure: The property is offered for sale freehold with vacant possession on completion.

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Emma Hodkinson BSc (Hons) MRICS FAAV MNAEA tel: 01539 751 993.

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

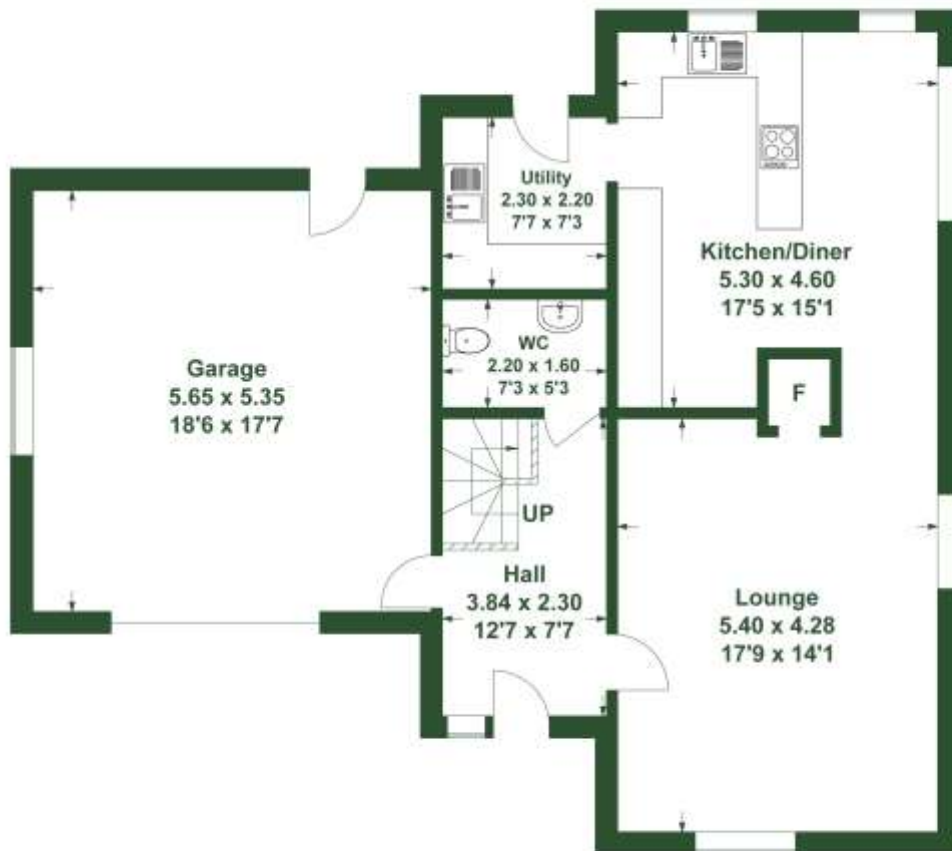
Mortgage Referrals We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.

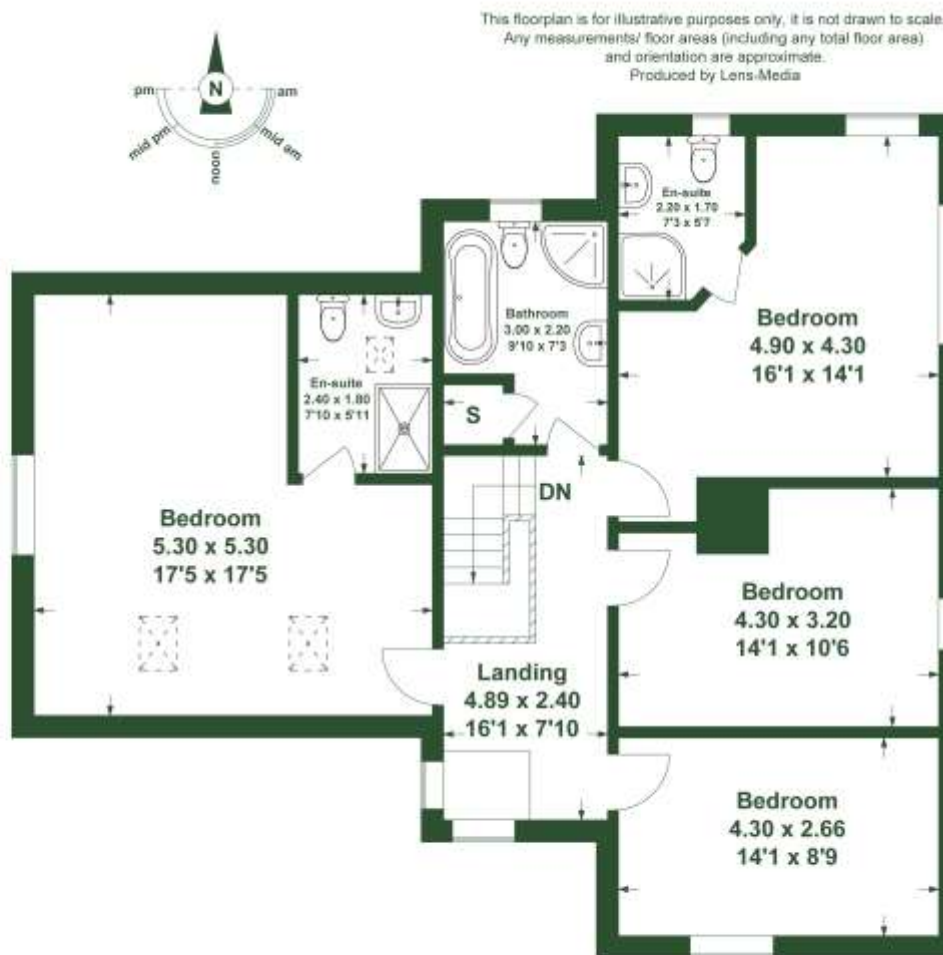
What3words location: [///scooters.protest.playfully](https://www.what3words.com/scooters.protest.playfully) PHOTOS TAKEN APRIL 2025



Approximate Gross Internal Area : 161.20 sq m / 1735 sq ft  
 Garage : 30.22 sq m / 325 sq ft  
 Total : 191.42 sq m / 2060 sq ft



Ground Floor



First Floor

This floorplan is for illustrative purposes only, it is not drawn to scale.  
 Any measurements/ floor areas (including any total floor area)  
 and orientation are approximate.  
 Produced by Lens-Media



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

Score	Energy rating	Current	Potential
92+	A		104 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



@Armitstead\_Barn



ArmitsteadBarnett

abarnett.co.uk



### **North Lancashire**

Market Place, Garstang,  
Lancashire PR3 1ZA

**01995 603 180**

[garstang@abarnett.co.uk](mailto:garstang@abarnett.co.uk)

### **South Lancashire**

59 Liverpool Road North,  
Burscough, Lancashire L40 0SA

**01704 859 995**

[burscough@abarnett.co.uk](mailto:burscough@abarnett.co.uk)

### **Cumbria**

Lane Farm, Crooklands,  
Milnthorpe, LA7 7NH

**01539 751 993**

[cumbria@abarnett.co.uk](mailto:cumbria@abarnett.co.uk)

### **Ribble Valley**

5 Church Street, Clitheroe,  
Lancashire BB7 2DD

**01200 411 155**

[clitheroe@abarnett.co.uk](mailto:clitheroe@abarnett.co.uk)

# Armitstead Barnett



@Armitstead\_Barn



ArmitsteadBarnett

**[abarnett.co.uk](http://abarnett.co.uk)**