



Green Head Farm
Low Bentham, Lancaster

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Green Head Farm

Cross Lane

Low Bentham LA2 7ES

A charming period farmhouse with range of useful outbuildings, set in an idyllic village setting and enjoying beautiful countryside views.

High Bentham town/station 1.7 miles, Kirkby Lonsdale 7.8 miles, M6 12.2 miles,, Lancaster 14.5 miles, Leeds Bradford Airport 46 miles

Reception room | Sun room | Dining kitchen
Utility/boot room | Study | 4 Bedrooms, 1 en suite | Family bathroom | Shower room | EPC rating C

2 stone barns | 2 Stores | Workshop | Garden room | Approx 0.3 acres of garden

The property

Green Head Farm is a delightful period farmhouse with a range of outbuildings, set in a peaceful position in the small village of Low Bentham. The property features well-presented, flexible accommodation with exposed timber beams alongside modern fittings. The property has been substantially restored and upgraded by the current owners, but still offering plenty of scope to develop further the attached stone barns, stores and workshop (2,634 sq. ft), subject to the necessary consents.

The house is accessed via the almost 21ft reception room which is a welcoming and comfortable space in which to relax, with wooden flooring, French doors opening onto the gardens and a feature fireplace fitted with a log burner. Adjoining is the equally generous open plan dining kitchen. The bespoke contemporary farmhouse style kitchen has Karndean flooring and wooden units to base and wall level providing plenty of storage and integrated appliances. The dining area provides ample space for a good-sized family table and chairs, the whole creating an ideal entertaining space. A large utility/boot room provides further space

for appliances and home storage and includes a useful downstairs shower room. Completing the ground floor is a southwest-facing, dual aspect sunroom with skylights overhead, this room could be an ideal home office with an extensive outlook over the rear garden area.

There are three spacious double bedrooms on the first floor, all of which have built-in storage and a modern family bathroom with a separate shower unit. While on the second floor there is an additional double bedroom with an en suite shower room, plus a study, which could be used as a further bedroom if required.

Accessed via the second floor is a two-storey barn (2) which can be also accessed from the ground floor lending itself to be incorporated into the main house to provide additional accommodation or ideal for conversion for a dependant relative or to create holiday accommodation, subject to the necessary planning consents. The barn gives access to the 34 ft. workshop/studio, and further onto a garden room. A smaller barn (1) at the approach of the property has an outlook to the side and front and two further stores to the rear, together with a practical outside WC.

Outside

The farmhouse is set at the end of a lane on the edge of the village, enjoying open countryside views. There is plenty of parking at the front of the property for multiple vehicles, while at the rear, the extensive gardens, extending to approx. 0.3 acres, include paved terracing for al fresco dining, an area of lawn bordered by colourful flowerbeds and various established shrubs and hedgerows. There is also a large vegetable garden with raised beds.

An additional 0.46 acre site with outline planning for two dwellings is available by separate negotiation, please speak to the agents for further details.





Garden room



Barn 2



Workshop

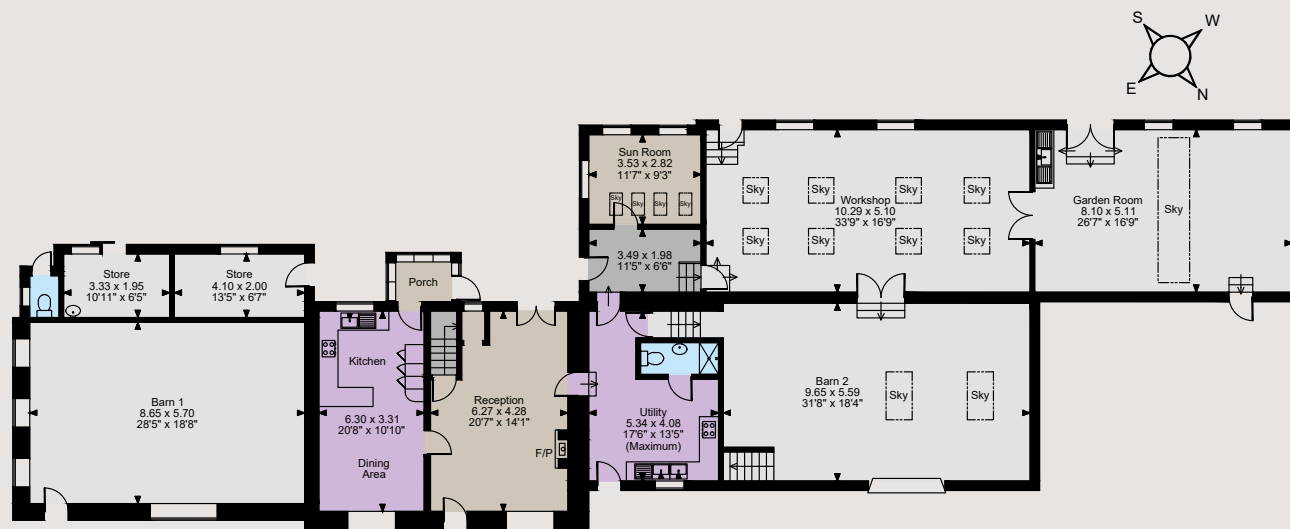


Barn 2

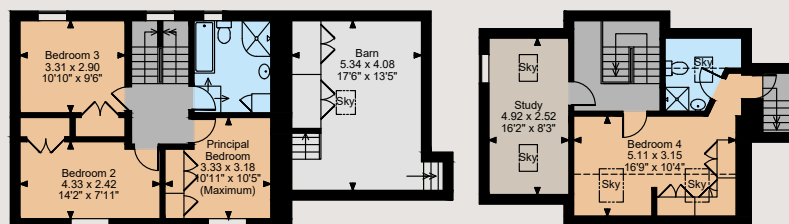


Barn 1

Green Head Farm, Cross Lane, Low Bentham
Main House internal area 1,874 sq ft (174 sq m)
Outbuildings internal area 2,634 sq ft (245 sq m)
Total internal area 4,508 sq ft (419 sq m)
For identification purposes only.



Farmhouse Ground Floor



Farmhouse First Floor

Farmhouse Second Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Location

The village of Low Bentham lies in a peaceful rural setting on the edge of the Forest of Bowland National Landscape. The village has a local pub while neighbouring High Bentham has various everyday amenities, including a primary school, several restaurants and cafés, a doctor's surgery, railway station and a local shop. Golf is available at Bentham Golf Course, while the surrounding area of the Yorkshire Dales and the Lake District National Park provides plenty of stunning walking, cycling and riding routes. The town of Kirkby Lonsdale provides access to further shopping and a large supermarket. Additional primary schooling is accessible in the surrounding villages, with the closest state secondary school being Kirby Lonsdale.

General

Local Authority: North Yorkshire Council

Services: Mains electricity, gas, water and drainage. Thermal and PV panels with feed-in tariff payments (approx. £1,400 per year) were installed in 2011 with payments live for 25 years.

Council Tax: Band E

Tenure: Freehold

Guide Price: Offers Over £625,000

Directions: [///fruitcake.gown.exist](http://fruitcake.gown.exist)

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