

# Great Harlow, Lodge 9, Lower Bentham, Lancaster, LA2



**£130,000**



Head Office: 83 Bowerham Road Lancaster LA1 4AQ  
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Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

Great Harlow, Lodge  
Beautifully Presented Lodge in a  
Stunning Countryside Setting

Model: Ingleborough 40 x 20  
Approximately 5 years old  
Site fees: £3,000 per annum  
Lease: 999 years  
12-month residential occupancy

Nestled on a small, exclusive residential site in the sought-after semi-rural village of Wennington, this delightful lodge enjoys a tranquil setting just moments from the picturesque River Wenning. Offering the perfect blend of countryside charm and convenience, it's also within easy reach of the vibrant market town of Kirkby Lonsdale, known for its independent shops, cafés, and stunning scenery.

This beautifully maintained lodge offers spacious open-plan living, with exquisite furnishings and quality curtains adding a touch of elegance. There are two generous double bedrooms, with the master benefiting from an en-suite shower room. This beautiful property has a natural stone skirt finish and a smoked glass balustrade finish.

Outside, the lodge features a lovely patio area complete with a wood-burning stove – perfect for enjoying cooler evenings. There is private parking to both the front and rear, along with hardstanding space for a shed and a bike store (included in the sale). Additional storage is also available beneath the lodge.

### Entrance

Storage cupboard and seating area, carpeted floor.

### Open Plan Lounge/Kitchen/Dining Area



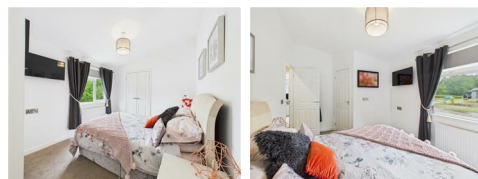
Double-glazed patio doors leading onto the patio areas, feature electric fire, settees, radiators, dining area, carpeted floor. Kitchen area with a range of beautifully crafted cabinets finished in a soft green, four rings gas hob and extractor hood, electric oven, microwave, coffee machine, integrated dishwasher, stainless steel sink, washer/dryer, integrated fridge/freezer, laminate floor.

### Inner Hallway



Storage cupboard housing the Baxi combi boiler, which has just been serviced.

### Bedroom One



Double-glazed window to the rear, double beds and side tables, a large walk-in wardrobe with storage and hanging space, carpeted floor, radiator and door to the en-suite.

### En-Suite Shower Room



Double glazed frosted window to the rear, a shower cubicle with a thermostic shower, vanity unit with inset wash hand basin, heated towel rail, extractor fan, vinyl floor, W.C.

### Bedroom Two



Double glazed window to the front, two single beds, built-in wardrobe, side table, chest of drawers, carpeted floor, radiator.

### Bathroom



Double glazed frosted window, panelled bath with thermostatic shower, vanity unit with inset wash hand basin, heated towel rail, extractor fan, vinyl floor, W.C.

## Outside



Spacious patio areas to the front and side, complemented by a lawn area and convenient power points. Includes under-storage and a dedicated bike store. A charming wood-burning stove adds a cosy touch for cooler evenings, alongside a BBQ area perfect for entertaining. Private parking area also included.

## Useful Information

Leasehold 999 Years

This is a 12-month license site for purely recreational purposes only.

You MUST have a registered address elsewhere.

Site fees are £3,000 per annum, paid in two instalments.

Mains Gas

Pet Friendly

USB Points

Under Lodge Storage & Bike

Storage

No Onward Chain

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(02-04) <b>A</b></p> <p>(01-01) <b>B</b></p> <p>(05-09) <b>C</b></p> <p>(10-14) <b>D</b></p> <p>(15-19) <b>E</b></p> <p>(20-24) <b>F</b></p> <p>(25-29) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	



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