



## 235 Middle Bench Road Penticton British Columbia

\$1,975,000

Welcome to 235 Middle Bench Road--where Penticton's history meets everyday ease. Known as the Atkinson House, this 1920s Arts & Crafts-inspired colonial bungalow was shaped by the land itself: handcrafted stone hauled from Penticton Creek, an open porch with stout stone piers, and garden walls that feel as timeless as the Bench. Step inside and feel the warmth of another era: a cobblestone fireplace for winter evenings, coffered ceilings, and a beautiful built-in sideboard carved from the property's own walnut tree. The farm-style kitchen flows into dining and living spaces--easy for shared meals and slow mornings. The main level holds the primary bedroom, a second bedroom, and a four-piece bath; upstairs, a lofted (non-conforming) suite captures sweeping views over the orchard to Okanagan Lake and the hills beyond. Once home to one of the region's earliest orchardists, the property still carries that spirit--minutes to downtown, beaches, and schools, yet immersed in vines, views, and the calm of the East Bench. Continue the orchard utilizing the large shop and garage area, explore agri-tourism, intimate hospitality, or simply settle into a beautiful, storied life on the Bench. This is a rare offering--rich in character, rooted in place, and ready for its next chapter. Contact your Realtor® or the listing representative today to book your private viewing. All measurements approximate and to be verified by the buyer if important. (id:6769)

Storage 27'10" x 18'1"

Storage 9'3" x 17'1"

Bedroom 12'7" x 9'11"

Dining room 11'11" x 16'

4pc Bathroom 8'7" x 7'2"

Primary Bedroom 10'3" x 20'8"

Living room 24'10" x 15'10"

Kitchen 11'11" x 25'3"

Full bathroom 5'11" x 8'1"

Bedroom 7'1" x 10'1"

Kitchen 10'6" x 12'

Living room 10'7" x 10'1"

Listing Presented By:



Originally Listed by:

Engel & Volkers South Okanagan



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