



# 235 Middle Bench Road Penticton British Columbia

\$1,875,000

Listing Presented By: 

Originally Listed by: Engel & Volkers South Okanagan



**LePage**  
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Welcome to 235 Middle Bench Road - a rare blend of Penticton's heritage and everyday living. Known as the Atkinson House, this 1920s Arts & Crafts-inspired colonial bungalow was built with the land itself: handcrafted stone drawn from Penticton Creek, an open porch anchored by substantial stone piers, and garden walls that carry the timeless character of the Bench. Inside, the home's original charm remains intact - a cobblestone fireplace, coffered ceilings, and a built-in sideboard crafted from the property's own walnut tree. The farm-style kitchen flows into the dining and living spaces, inviting slow mornings, shared meals, and the simple, enduring rituals that have shaped this home for generations. The main level includes the primary bedroom, a second bedroom, and a four-piece bath, while the upper level offers a lofted (non-conforming) suite with sweeping views across the orchard to Okanagan Lake and the surrounding hills. Once home to one of the area's earliest orchardists, the property still carries that legacy. Just minutes from downtown, beaches, and schools, it sits immersed in vines, open sky, and the quiet of the Bench. The generous shop and garage open the door to continued orchard use, agri-tourism, boutique hospitality, or simply settling into a grounded, storied way of life. A unique offering - rich in character, anchored in place, and ready for its next chapter. Contact your Realtor® or the Listing Advisor to arrange a private viewing. All msmts approx and to be verified by 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 30'8"
- 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"

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