



1 Green Acres Newby, LA2 8HR **Offers In The Region Of £250,000**

A charming three-bedroom semi-detached home set on an elevated plot in the picturesque hamlet of Newby. Enjoying open countryside views to the rear and glimpses of the Bowland Fells to the front, 1 Green Acres offers spacious accommodation with scope to improve or extend (subject to consent). Features driveway parking, attractive gardens, and easy access to Clapham Station, Ingleton, and Settle. Perfect for families or active couples looking to retire for a slice of outdoor life.

Property Description

Welcome to 1 Green Acres, a charming semi-detached three-bedroom home set on an elevated plot in the picturesque hamlet of Newby. Perfectly positioned at the foot of Ingleborough and just a short drive from Clapham Station, Ingleton, and Settle, this home enjoys far-reaching views over open countryside to the rear, with glimpses of the Bowland Fells to the front.

Inside, 1 Green Acres provides generous living accommodation with excellent potential to enhance or extend (subject to the necessary permissions).

Outside, the property features a well-kept front garden with driveway parking and a low-maintenance rear garden, ideal for families looking to upsize or for active retired couples looking for a base to explore the stunning Yorkshire Dales.

Property Information

Tenure: Freehold

Council Tax Band: C

EPC Rating: E

Services: Mains Electric, Water & Drainage, LPG bottles

Broadband: TBC

Newby Location

Newby is a picturesque village centred around a spacious green and a gently flowing beck, offering a peaceful rural setting. Surrounded by stunning countryside, the area is ideal for walking, with routes leading to Ingleborough—one of the iconic Yorkshire Three Peaks.

Nearby Clapham serves as a gateway to the Yorkshire Dales, with a village store, pub, and train station on the Leeds–Lancaster line. Ingleton, also close by, offers a wider range of shops, pubs, and a new Co-op with petrol station.

The market towns of Settle and Kirkby Lonsdale are within easy reach, each with a Booths supermarket and excellent local amenities. Primary schools are available in Austwick and Ingleton, and Newby falls within the catchment for Settle College and QES Kirkby Lonsdale, both well-regarded secondary schools.

In addition to the Yorkshire Dales, the Lake District, Morecambe Bay, and the Forest of Bowland are all easily accessible, making Newby an ideal base for exploring some of northern England's most beautiful landscapes.

Ground Floor

Entrance Hall



Wood laminate flooring, radiator, composite front door, double glazed window to front, staircase to first floor, under stairs cupboard.

Sitting Room



Fitted carpet, radiator, decorative fireplace, double glazed bay window to front with views over garden.

Kitchen Diner



Tiled floor in kitchen area with carpet in dining area, range of wall and base units, 1.5 stainless steel drainer sink, range cooker with LPG hob and double electric oven, fireplace, two double glazed windows to rear.

First Floor

Landing



Fitted carpet, loft access, double glazed window. Ladder to majority boarded loft.

Bedroom One



Fitted carpet, radiator, wash basin, fitted cupboard, double glazed window to rear with views over open countryside.

Bedroom Two

Wood laminate flooring, radiator, fitted wardrobes, double glazed window to front with views towards the Bowland fells.

Bedroom Three



Fitted carpet, radiator, double glazed window to front.

Bathroom



Vinyl flooring, heated towel rail, toilet, wash basin, bath with shower over and screen, extractor fan, double glazed window with textured glass.

External

Front



Gated drive offering parking for 2 to 3 cars, hedge and stonewall boundaries, lawn.

Rear



Low maintenance garden with paved patio areas, wall and fence boundaries.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as agents in the sale of the property, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

At the point an offer is accepted, an Onboarding Fee of £25.00 (inc. VAT) will be payable. This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

You can pay this fee securely online at:
<https://shorturl.at/zAqJj>

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Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

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Napthens Solicitors of £100.00 + VAT for all successful introductions.

Taylor Rose Solicitors of £75.00 + VAT for all successful introductions.

Lakes Mortgages of £250.00 + VAT for all successful introductions.

FISHER HOPPER

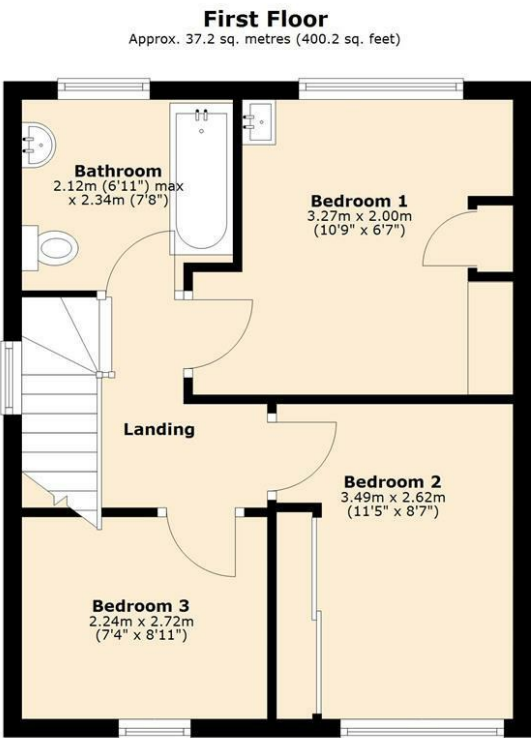
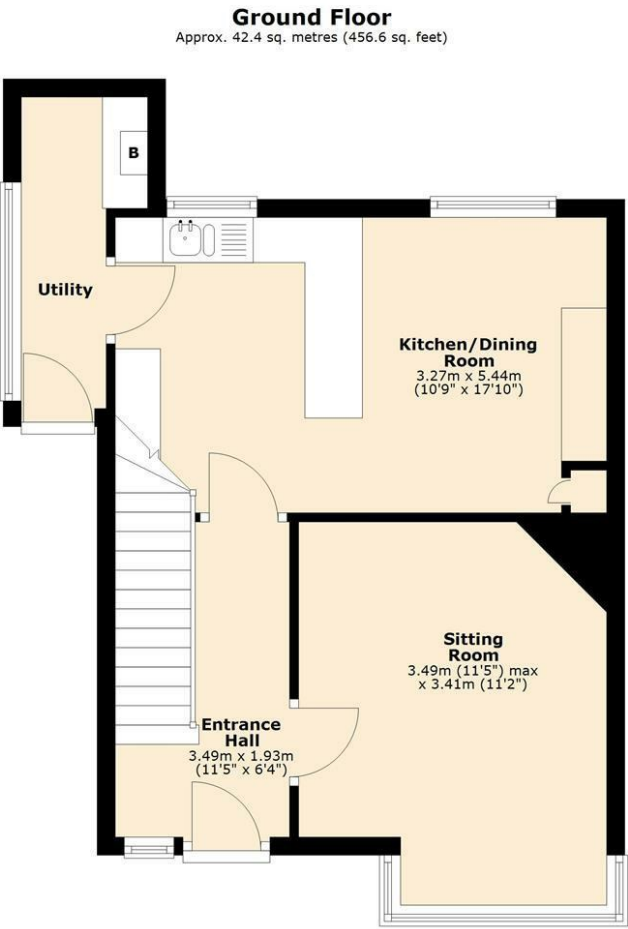
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FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Total area: approx. 79.6 sq. metres (856.8 sq. feet)
1 Green Acres, Newby

Area Map



Energy Efficiency Graph

