



Brookside, Henbusk Lane, Newby, LA2 8HS **Offers Over £450,000**

A charming 17th century Grade II listed detached property in the picturesque hamlet of Newby, at the foot of Ingleborough. Overlooking the village green, this character-filled property offers generous living space, including two reception rooms, kitchen, utility, study, and four spacious bedrooms (one en-suite).

Features include exposed beams, original fireplaces, and a stunning galleried landing. Outside, enjoy established front and rear gardens—perfect for summer evenings.

Parking includes one off-road space and additional on-road parking for two vehicles. A rare opportunity in a truly special setting.

Property Description

Welcome to Brookside — a Grade II listed detached home dating to the late 17th century, steeped in history and believed to be one of the oldest continuously inhabited properties in the Yorkshire Dales. Nestled in the picturesque hamlet of Newby at the foot of Ingleborough, this unique home enjoys a prominent position overlooking the village green.

Inside, the accommodation is both generous and versatile, with two spacious reception rooms, a welcoming hall and inner hall, a well-appointed kitchen, utility room, and a useful study. The property is rich in period features — including exposed beams, timber-framed doors, and original fireplaces — offering timeless character and charm throughout.

A striking galleried landing leads to four generously sized bedrooms upstairs, including one with an en-suite, plus a family bathroom.

Outside, Brookside boasts a beautifully stocked, enclosed front garden and a private, mature rear garden — perfect for relaxing or entertaining.

Parking includes one off-road space, with additional on-road parking for two vehicles.

Property Information

Freehold

Council Tax Band: F

EPC Rating: N/A

Services: Mains water, drainage and electric.

Heating: New electric combination boiler with 20l tank. Potential to be solar powered with relevant permissions.

Newby Location

Newby is an attractive village arranged around a large green with babbling beck. Spectacular and varied walks radiate out from the village, including ascents of Ingleborough - one of the Yorkshire Dales 3 Peaks.

The nearby village of Clapham is a popular gateway to the Yorkshire Dales National Park, with its village store, pub and train station on the Leeds/Lancaster line. Ingleton

is also close by with a good range of pubs, bars and shops, including a new Co-op grocery store and petrol forecourt.

The bustling market towns of Settle and Kirkby Lonsdale have Booths supermarkets and a good range of shops and places to eat. Excellent primary schools are located at Ingleton and Austwick and Newby falls into the catchment for highly regarded secondary education at both Settle College and QES, Kirkby Lonsdale.

As well as being an ideal base from which to explore the Yorkshire Dales, the Lake District, Morecambe Bay and Forest of Bowland are all easily reached for day trips in stunning and varied landscapes.

Ground floor

Vestibule

Slight flat floor, coat rail, meter box, internal door to hallway, door to front.

Hallway

Slate flagged floor, radiator.

Sitting room 16'6" x 11'8" (5.04m x 3.56m)



Slate flagged floor, radiator, period recessed display cabinet, multi fuel stove with slate hearth and sandstone fire surround, two single glazed sash windows to the front, wood framed double glazed window to side aspect, exposed beams.

Utility Room 9'3" x 8'1" (2.84m x 2.47m)

Vinyl flooring, radiator, worktop, Belfast sink, cupboard, wood framed single glazed window to rear aspect, exposed beam.

Inner hallway 3.14 x 3.06



Tiled floor, staircase, two wood framed double glazed windows.

Kitchen 11'9" x 10'4" (3.6m x 3.16m)



Tiled floor, radiator, range of wooden wall and base units, induction hob, double oven, enamel sink with drainer, plumbing for dishwasher, space for under counter fridge, two double glazed wood framed windows to rear and side aspects, exposed beam, door to garden.

Dining Room 16'7" x 12'2" (5.08m x 3.71m)



Slate floor, radiator, multi fuel stove, period painted spice cupboard, picture rail, two single glazed sash windows to front aspect.

Study 14'6" x 5'4" (4.44m x 1.64m)



Painted wooden floorboards, radiator, four double glazed wood framed windows to rear side and front aspects, exposed beams, vaulted ceiling, two skylights.

First Floor

Half landing

Fitted carpet, radiator, two wood framed double glazed windows to rear aspect.

Landing

Fitted carpet, access to all rooms.

Bedroom One 16'9" x 11'6" (5.11m x 3.51m)



Varnished wooden floor boards, radiator, fitted wardrobes and cupboards, decorative cast iron, three single glazed wood framed windows with stone mullions.

Ensuite bathroom



Varnished wooden floorboards, radiator, bath with hand shower, toilet, wash basin, wood framed double glazed window to side aspect.

Bedroom two 16'7" x 9'2" (5.08m x 2.80m)



Fitted carpet, radiator, fitted wardrobe, three single glazed wood framed windows with stone mullions to front aspect.

Bedroom three 12'3" x 9'9" (3.74m x 2.99m)



Fitted carpet, radiator, exposed beams, single glazed wood framed window to rear aspect.

Bedroom four 12'9" x 7'4" m (3.90m x 2.25 m)



Varnished floorboards, radiator, single glazed wood frame framed window to front aspect, exposed beam.

Garden

Front

Stonewall boundary with gate, established bed with mature plants.

Rear



Area of lawn, established borders with mature plants, stone flagged patio area, stone outbuilding.

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.

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Fisher Hopper, as Agents in the sale of the property, will formally check the identification

of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure.

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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

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The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

FLOOR PLANS

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

Floor Plan



Brookside, Newby

Area Map



Energy Efficiency Graph

