



Balderstones Newby Cote, Clapham, LA2 8HX Offers In The Region Of £725,000

A gravelled driveway leads up to the property, providing ample parking for three vehicles. To the front of Balderstones, there are two separate gated patio gardens, both enclosed by traditional drystone walls and finished in low-maintenance Indian sandstone. Each space features raised beds planted with a range of established shrubs and perennials, creating a peaceful spot to sit and take in the stunning panoramic views.

To the rear, both properties enjoy generous enclosed gardens, beautifully landscaped with well-maintained lawns, planted borders, and multiple patio areas, offering a variety of settings to relax and enjoy the natural surroundings.

In addition, there is a detached and modernised multi-purpose outbuilding, ideal for use as a home office, hobby room, or secure storage space—perfect for outdoor gear and equipment to make the most of the spectacular countryside on your doorstep.

Viewings are highly recommended to fully appreciate the quality, character, and rare opportunity offered by this truly unique Dales property.

Property Description

Balderstones & Balderstones Barn are situated in the picturesque Dales hamlet of Newby Cote, occupying a prominent elevated position with outstanding views over rolling countryside and towards the Forest of Bowland beyond.

This unique Grade II listed property comprises a beautifully modernised three-bedroom farmhouse and an attached one-bedroom converted barn, which has generated an impressive income over the past two years. Both properties are rich in character, showcasing original features such as stone mullioned windows and exquisite period details throughout.

The accommodation in Balderstones begins with an entrance porch leading into a stylish fitted kitchen, equipped with a range of high-quality integrated appliances. Character features are seamlessly preserved, including a carved sandstone mantelpiece and surround, now home to a wood burning stove in the light and airy sitting room.

A charming dining room with vaulted ceiling and mezzanine level provides a peaceful reading nook, while the utility room retains original slate and stone pantry shelving. One particularly delightful detail is the old bread oven, now a striking feature in the ground floor cloakroom. Upstairs, there are three generous bedrooms, including one with an en-suite, and the smallest room benefits from an adjoining dressing room. A well-proportioned four-piece family bathroom with vaulted ceiling and internal stained-glass window completes the first floor.

Attached to Balderstones is Balderstones Barn—a beautifully converted, one-bedroom barn that has proven to be a successful and impressive holiday let.

The ground floor offers a warm welcome into a cosy open-plan living space, combining a comfortable sitting and dining area with a well-equipped, compact kitchen that makes excellent use of the space.

On the first floor, there is a generous double bedroom with a vaulted ceiling and a striking feature window offering charming views over the garden. From the bedroom, stairs lead up to

a mezzanine level, providing a superb additional sleeping area or peaceful retreat. Also on this floor is a stylish shower room, completing the well-designed accommodation.

Property Information

Freehold

Council Tax Band

EPC Rating: E

Barn EPC Rating: C

Grade II Listed

Services:

Heating & Hot Water: External Oil Fired Boiler - serving both properties

Water: Private Borehole - serving both properties

Drainage: Private installed 2021 - serving both properties

Internet: B4RN

Contents available via separate negotiations:

AGA

Holiday Cottage furniture & contents

Location

Newby Cote is a quiet rural hamlet in North Yorkshire, set within the beautiful landscape of the Yorkshire Dales National Park. The nearby village of Clapham, just 2 miles to the west, offers a range of local amenities including a village shop, post office, café, pub, and access to scenic walking routes such as the path to Ingleborough.

Around 3 miles to the south lies the bustling market town of Settle, which provides a wider selection of shops, supermarkets, schools, a health centre, and a railway station on the famous Settle–Carlisle line. Also nearby is the village of Austwick (approximately 2.5 miles), home to a pub, village store. Nearby primary schools include Austwick CE Primary (2.5 miles) and Ingleton Primary (3.8 miles). Secondary education is available at Settle College.

Surrounded by open countryside, Newby Cote offers a peaceful setting with convenient access to well-equipped neighbouring communities.

BALDERSTONES

Ground Floor

Entrance Porch

Tiled floor, dark navy painted timber and double glazed door providing access to front, solid oak door to kitchen.

Sitting Room



Tiled floor with under floor heating, solid oak door, wood burning stove recessed into sandstone fireplace with carved stone mantel piece, recessed oak shelves, stone mullions with modern metal double glazed windows.

Kitchen



Tiled floor with under floor heating, solid oak doors to sitting room and porch, exposed beams, range of shaker style base and wall units in matte white with complementary granite worktops, under cupboard lighting, oak shelving, integrated appliances including; dishwasher, fridge freezer, microwave, space for AGA or range cooker in former fireplace with integrated extraction above, stone mullions with modern metal double glazed windows.

Inner Hall

Tiled floor with under floor heating, staircase to first floor with under stairs cupboard.

Cloakroom



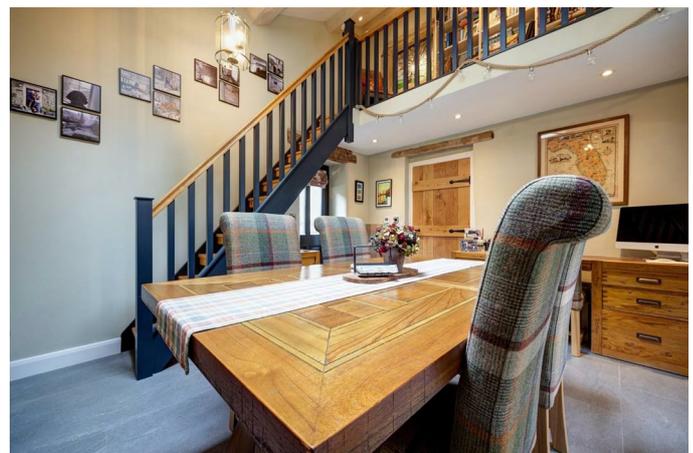
Tiled floor with under floor heating, solid oak door, toilet, wash basin with vanity, beautiful bread oven providing unique focal point and enhancing the character.

Utility Room



Tiled floor with under floor heating, solid oak door period stone and slate shelves, decorative bowl sink, plumbing for washing machine and dryer, dark navy painted timber double glazed windows.

Dining Room with Mezzanine



Tiled floor with under floor heating, solid oak door, dark navy painted timber double glazed windows, Velux window, dark navy painted timber and double glazed door providing access to rear garden.

Mezzanine

Stairs leading to dining room with fitted carpet, bookshelves, exposed beams and stone mullion window with decorative stained glass panel through to first floor bathroom.

First Floor

Half Landing

Stairs leading to first floor, fitted carpet, dark navy painted timber double glazed window.

Landing

Fitted carpet, feature pendant lights, exposed beams.

Bathroom



Marble effect flooring, solid oak door, bath, toilet, wash bowl with vanity unit, heated towel rail, shower cubicle with rainwater plunger shower head and separate hand shower, vaulted ceiling with exposed beams and truss, Velux window, extractor fan.

Bedroom One



Varnished floorboards, solid oak door, radiator, exposed beams, stone mullions with modern metal double glazed windows.

En-suite

Tiled floor, toilet, wash basin with vanity unit, heated towel rail, shower cubicle.

Bedroom Two



Fitted carpet, solid oak door, radiator, stone mullions with modern metal double glazed windows.

Bedroom Three



Fitted carpet, solid oak door, radiator, dressing room with fitted hanging space and cupboards, stone mullion with dark navy painted timber double glazed windows to rear aspect

External

Outbuilding



Multipurpose refurbished outbuilding offering an ideal location for an office, activity room, bike storage with sliding timber door, timber and double glazed door and window, reclaimed flag floor, electric and light.

Front



Gravelled drive leading to parking area for 3 to 4 cars. Enclosed low maintenance front garden with Indian sandstone paving, raised established beds, gated access to rear garden.

Rear Garden



Substantial area of lawn consisting of various tiered areas, natural limestone crag, water feature, Indian sandstone patios, drystone wall boundary.

BALDERSTONES BARN

Ground Floor

Sitting/Dining Room



Tiled floor with under floor heating, electric stove, dark navy painted timber double glazed window to front and rear, stairs to first floor, under stairs cupboard, dark navy painted timber and double glazed door providing access to front.

Kitchen



Tiled floor with under floor heating, Shaker style wall and base units in olive green with complementary wood effect worktop, single integrated oven, two ring hob, single drainer sink, space for under counter fridge.

First Floor

Landing

Fitted carpet, stairs to ground floor.

Bedroom One



Fitted carpet, solid oak door, radiator, vaulted ceiling with exposed beams, stone mullions with dark navy painted timber double glazed window to front, large dark navy painted timber double glazed window to side, over looking the garden with integrated shutters, stairs to mezzanine level, suitable as an occasional bedroom.

Mezzanine



Fitted carpet, radiator, exposed beam and velux window with integrated blind.

Bathroom

Tiled floor, heated towel rail, shower cubical,

toilet, wash basin with vanity unit, dark navy painted timber double glazed window to side

Outside

Front



Patio

Side



Large garden with Indian sandstone patio, lawn, screened area housing oil tank, established beds, drystone wall boundary, gate into rear garden of Balderstones

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>

FINANCIAL ADVICE

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

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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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Fisher Hopper Ltd receives and introducers fee from Naphthens Solicitors of £100.00 + VAT for all successful introductions.

FISHER HOPPER

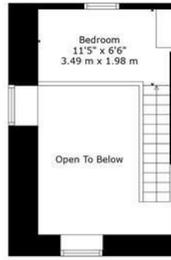
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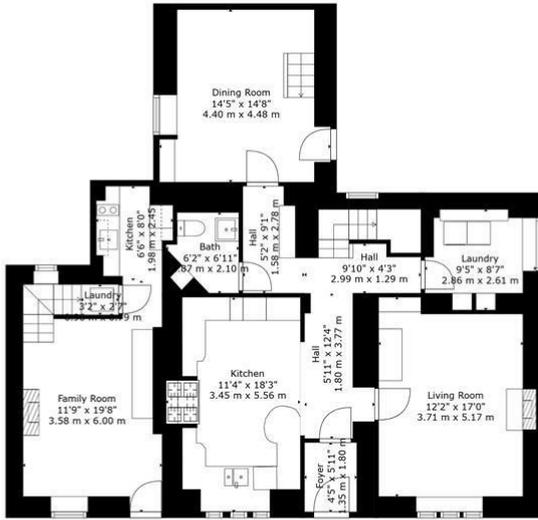
FLOOR PLANS

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

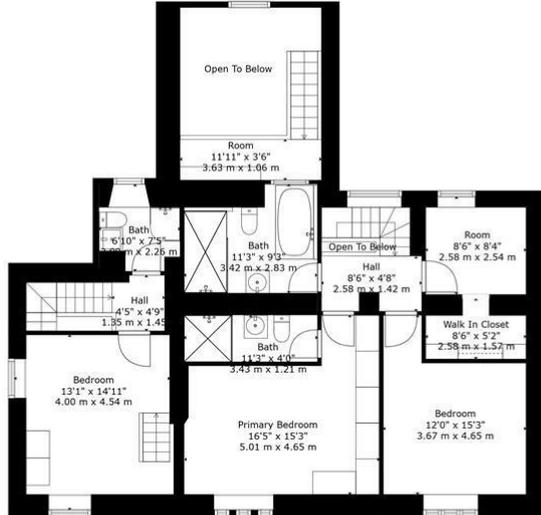
Floor Plan



Floor 3



Floor 1



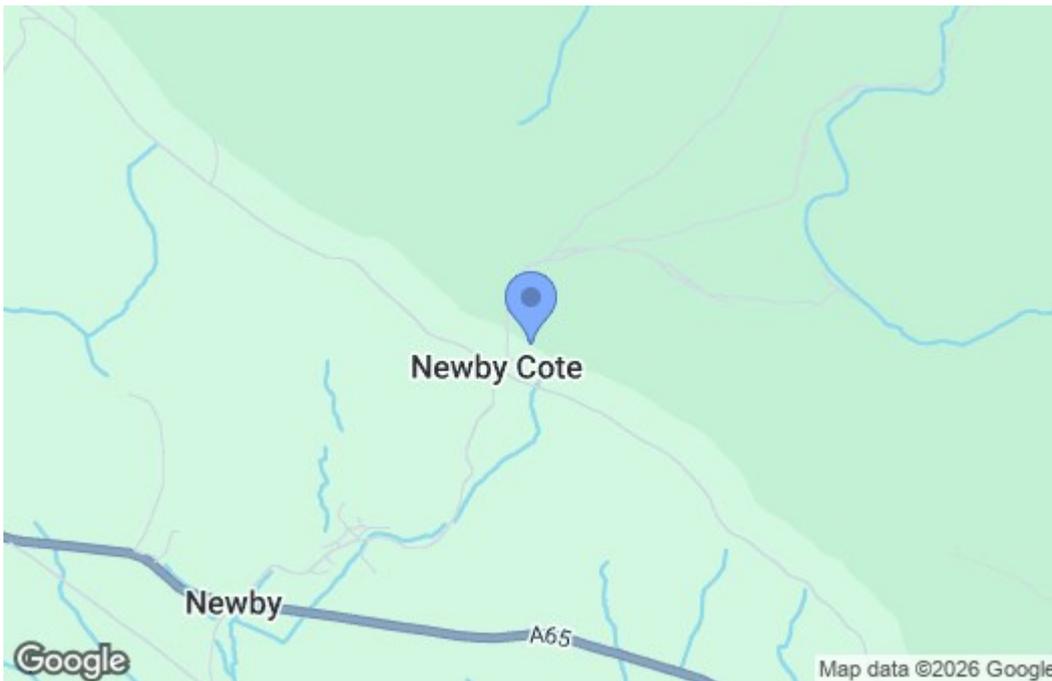
Floor 2

TOTAL: 2728 sq. ft, 254 m²
 FLOOR 1: 1373 sq. ft, 128 m², FLOOR 2: 1240 sq. ft, 115 m², FLOOR 3: 115 sq. ft, 11 m²
 EXCLUDED AREAS: OPEN TO BELOW: 294 sq. ft, 27 m²
 WALLS: 210 sq. ft, 19 m²

This Floorplan Is Intended For General Reference And Illustrative Purposes Only. Measurements, Floor Areas And Orientation Are Approximate. Produced By Mo Media.



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			83
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

