



## **Ashcroft Newby, Clapham, LA2 8HR**

### **Offers In The Region Of £450,000**

Ashcroft is a substantial sandstone bungalow, built in 1960s and set in a generous south-facing plot on the edge of the quiet village of Newby, near Clapham in North Yorkshire. With views towards the Forest of Bowland, the property enjoys a peaceful, private setting and a truly enchanting garden, complete with mature planting, a striking acer, and a stream running through.

The accommodation is spacious and versatile, with three good-sized bedrooms, two separate reception rooms, and a kitchen and bathroom that, while functional, would benefit from updating. The property has oil-fired central heating and is mostly double-glazed.

Outside, there's ample parking on a private driveway, along with a car port. Rarely do homes with such potential, charm, and a standout garden become available in this sought-after location.



## Ashcroft

Ashcroft, Newby, Near Clapham – A Rare Opportunity in a Private Village Setting

Nestled on the edge of the peaceful village of Newby, close to Clapham in North Yorkshire, Ashcroft is a substantial, detached bungalow dating back to the 1960's. Constructed from attractive sandstone and set in a generous south-facing plot, the property enjoys an enchanting garden with a stream running through it, mature trees (including a striking acer), and established planting throughout.

Offering spacious and versatile accommodation, the bungalow comprises three good-sized bedrooms, two separate reception rooms, and a kitchen and bathroom that are functional but would benefit from modernisation—presenting an ideal opportunity for those looking to put their own stamp on a home.

The property benefits from oil-fired central heating with mainly double-glazed windows. Outside, there's a private driveway with ample parking for four vehicles, as well as a car port.

With a quiet, private position and views towards the Forest of Bowland, Ashcroft combines peaceful rural living with genuine potential. Whether you're looking to modernise, extend, or simply enjoy the existing charm, this is a home with rare scope in a sought-after village location.

## Property Information

Tenure: Freehold

Council Tax Band: E

EPC Rating: D

Services: Mains electric, water and drainage

Heating: Oil fired central heating

Broadband: B4RN available

Please note: This is a pre-registered title.

## Newby

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, two pubs, and train station on the Leeds–Lancaster line. Ingleton, also close by, offers a wider range of shops, pubs, and an Asda with a 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.

## Entrance Porch

Tiled floor, single glazed window and single glazed timber door.

## Entrance Hall



Solid wood floor boards with loose carpet, radiator, single glazed window and door with textured glass to entrance porch.

## Sitting Room



Solid wood floor boards with loose carpet, radiators, two double glazed windows to rear and side aspects, with the south-facing window offering breathtaking views over open countryside.

## Sunroom



Timber and glazed sunroom, fitted carpet, double glazed windows and door to garden.

## Kitchen



Vinyl flooring, range of wall and base units,

single drainer sink, cooker point, door to pantry, sliding door to utility room, double glazed windows to front and side.

## Pantry

Pantry with vinyl flooring, shelves, single glazed window.

## Utility Room

Vinyl floor, plumbing for washing machine and tumble dryer, double glazed window and UPVC door to side.

## Bedroom One



Double bedroom with fitted carpet, radiator, fitted bedroom furniture, door to reception room, two double glazed windows to front and rear aspects.

## Reception Room



Fitted carpet, radiator, fireplace, double glazed window to rear aspect, double glazed door to side aspect.



## Bedroom Two



Double bedroom with fitted carpet, radiator, fitted cupboards, double glazed window to rear aspect.

## Bedroom Three



Single room with fitted carpet, radiator, fitted cupboard, double glazed window to rear aspect.

## Bathroom



Bathroom with fitted carpet, bath, electric shower over, toilet, wash basin, single glazed windows with textured glass.

## WC

Fitted carpet, toilet, single glazed window with textured glass.

## Outside

### Front

Drive with cattlegrid leading to property, gate and path, established beds and hedge boundary, parking.

### Rear



Beautiful mature garden offering an array of mature plants and trees, established beds, lawn, stream and paths, drystone wall boundary to rear aspect, views over open countryside and the Forest of Bowland.

## Parking



Ample off road parking for at least 4 cars, space for campervan.

## 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

#### 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.

#### INTRODUCERS FEES

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

#### FISHER HOPPER

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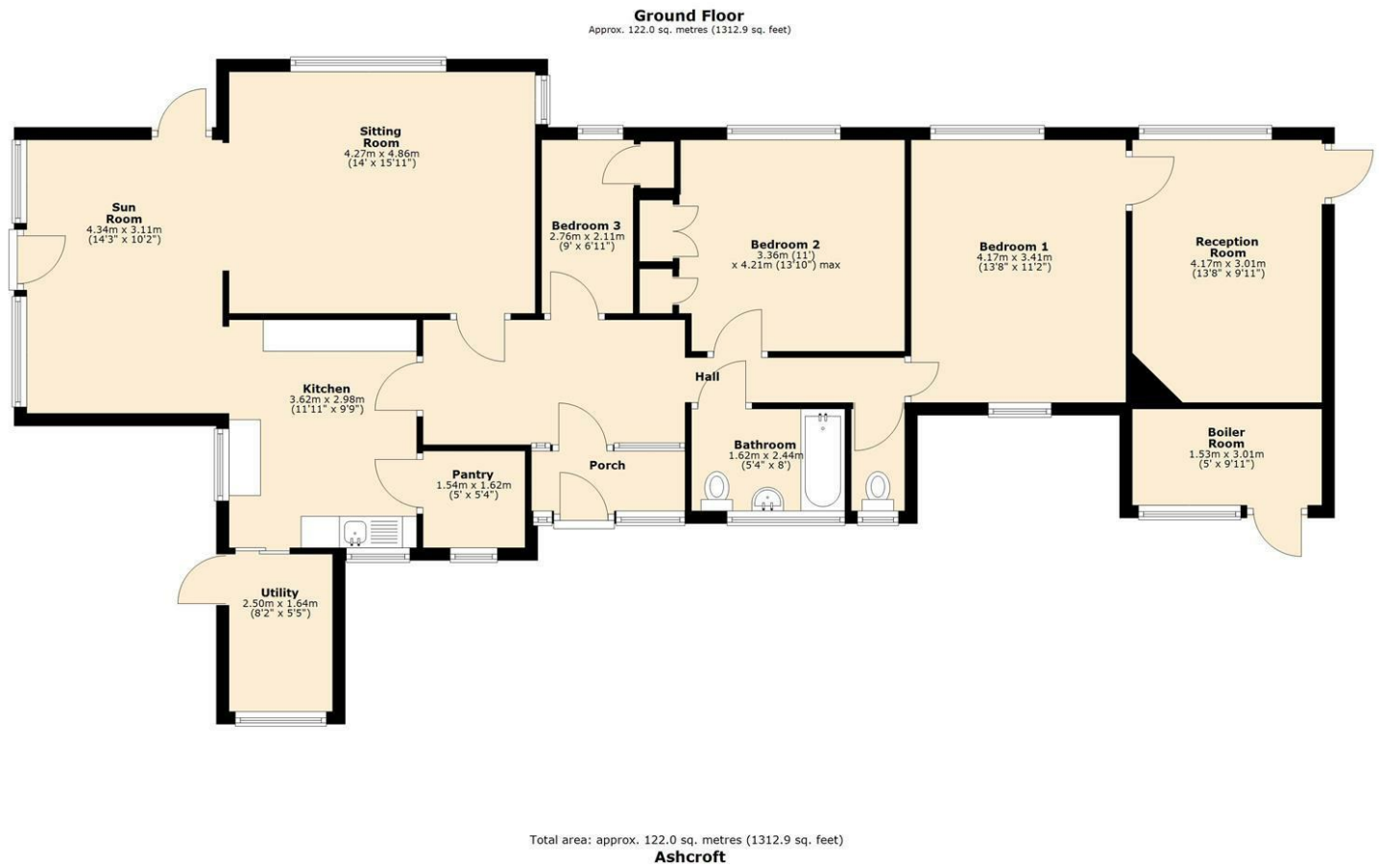
The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

#### FLOOR PLANS

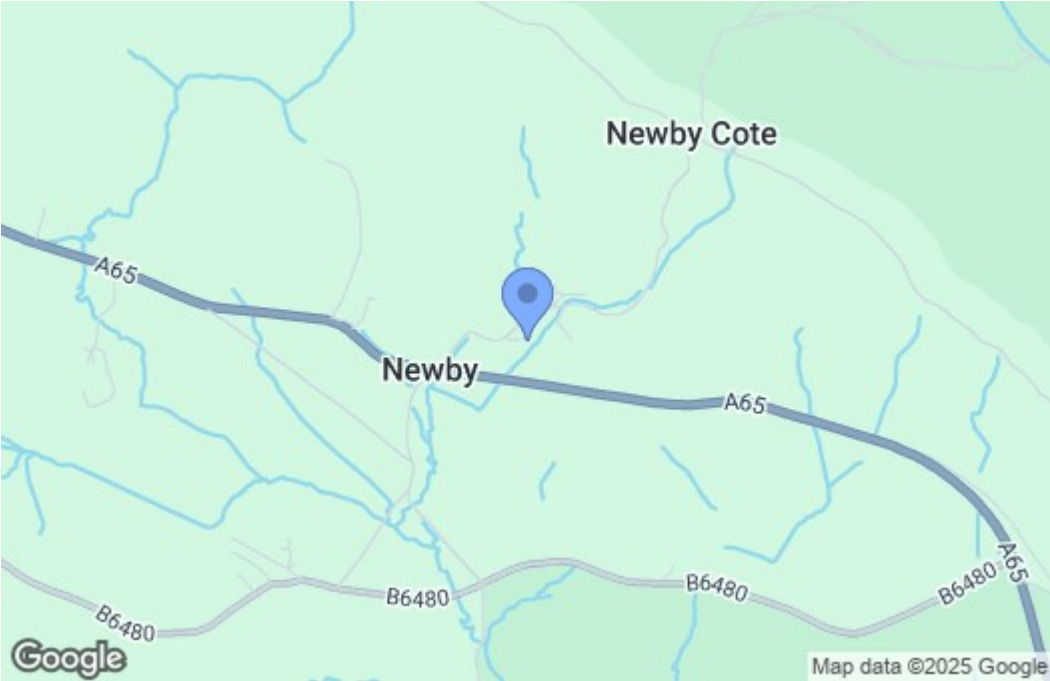
Please note, floor plans are not to scale and

are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Area Map



Energy Efficiency Graph

