FISHER HOPPER
ESTATE AGENTS

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Stonegarth The Green, LA2 8EH

Offers Around £365,000

Stonegarth is a spacious, double-fronted detached home in the popular Dales village of Clapham. Built in 1959, it sits on a generous plot with gardens to the side and rear, driveway parking for three vehicles, and a large double garage with integrated workshop space.

The well-planned layout includes a kitchen-diner with countryside views, full-depth sitting room with conservatory, entrance porch with cloakroom, pantry, and three good-sized bedrooms plus a shower room upstairs.

Ideal for those seeking space, character, and a desirable village location.

Stonegarth

Welcome to Stonegarth, a substantial double-fronted detached home located in the sought-after Dales village of Clapham. Built in 1959, the property sits on a generous plot with ample gardens and parking, and offers spacious, well-planned accommodation throughout.

The ground floor includes an entrance porch with cloakroom, a spacious kitchen-diner with lovely views over the garden and open countryside, a useful pantry, a front entrance hall, and a full-depth sitting room leading into a conservatory.

Upstairs, you'll find three well-proportioned bedrooms and a shower room.

Outside, the brick-paved driveway provides parking for three vehicles. The gardens extend to the side and rear, and there is a substantial garage with an integrated workshop area and attached greenhouse.

Location

Stonegarth is located within the village of Clapham - a very popular village with tourists and locals alike. Famous for its incredibly scenic walk to Ingleborough Cave and beyond, as well as its picturesque properties and community spirit - freehold properties are rarely available. A base for popular ascents of Ingleborough, the location is ideal for hikers, cyclists and cavers. The village has a community run village shop offering the majority of day-to-day needs. It also has a cosy village pub offering great food and local ales. Clapham has its own train station on the Leeds/Lancaster line and buses can be caught from the centre of the village, running between Settle and Kirkby Lonsdale.

The bustling market towns of Kirkby Lonsdale and Settle are a short drive away, both providing a good range of shops, pubs, restaurants and bars. Excellent primary schooling is available in Austwick and Giggleswick and the village falls within the catchment for highly regarded secondary education at Settle College and QES, Kirkby Lonsdale, and within easy reach of both Sedbergh & Giggleswick private schools.

Property Information

Freehold
Council Tax Band D
EPC Rating: F
Rayburn: Solid fuel
Electric Wall Mounted Radiators & Night Storage Heaters
Immersion
Solar panels - 3 arrays - 2 on feed in tariff

Ground Floor

Entrance Hall

Fitted carpet, staircase to first floor, understairs cupboard, electric wall mounted radiator, double glazed window to front, double glazed UPVC door with textured glass.

Sitting Room 17'5" x 10'11" (5.31m x 3.34m)

Fitted carpet, electric wall mounted radiator, working fireplace with working back boiler, B4RN connection, two double glazed windows to front and side, sliding door to conservatory

Conservatory 7'7" x 5'8" (2.33m x 1.75m)

Fitted carpet, electric wall mounted radiator, double glazed UPVC windows roof and door to garden.

Kitchen Diner 9'10" x 15'8" (3.01m x 4.8m)

Vinyl flooring, range of base units with worktop, cooker point, plumbing for washing machine, single drainer sink, solid fuel Rayburn heats water, electric wall mounted radiator, two double glazed windows to rear.

Pantry 6'11" x 6'5" (2.12m x 1.97m)

Vinyl flooring, base units with worktop, shelving, double glazed window to front.

Side Entrance Porch 4'3" x 4'3" (1.3m x 1.3m)
Vinyl flooring, electric heater, UPVC stable door.

Cloakroom 5'5" x 2'11" (1.66m x 0.91m)

Red quarry tiled flooring, toilet, electric wall mounted water heater over wash basin, extractor fan, double glazed window with textured glass.

First Floor

Landing

Fitted carpet, airing cupboard housing hot water cylinder, loft access, double glazed window to front.

Bedroom 1 9'6" x 17'5" (2.91m x 5.31m)

Fitted carpet, night storage heater, recessed dressing area, double glazed window to front and rear aspect, with views to open countryside.

Bedroom 2 12'7" x 9'5" (3.84m x 2.89m)

Fitted carpet, night storage heater, double glazed window to side and rear aspects with views over open countryside

Bedroom 3 12'7" x 9'2" (3.84m x 2.81m)

Fitted carpet, night storage heater, double glazed window to front aspect.

Shower Room 5'9" x 5'1" (1.76m x 1.56m)

Fitted carpet, toilet, wash basin, shower cubicle, double glazed window with textured glass.

External Space

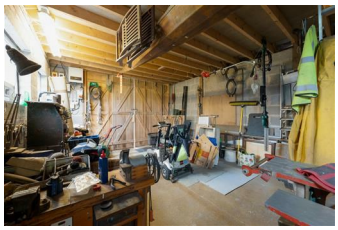
Front

Brick paved parking for 2 to 3 cars, weatherproof wall mounted electric sockets, drystone wall boundary, established beds.

Rear & Side

Generous rear and side garden with patio seating area, lawn to side, established beds, hedge and drystone wall boundaries.

Detached Garage & Workshop 22'10" x 13'4" (6.96m x 4.07m)



Generous garage with additional workshop space, timber folding doors, concrete floor, light, power, sink, substantial first floor storage, double glazed windows to side, door to side, large greenhouse to gable end (3.2m x 1.25m).

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

FISHER HOPPER

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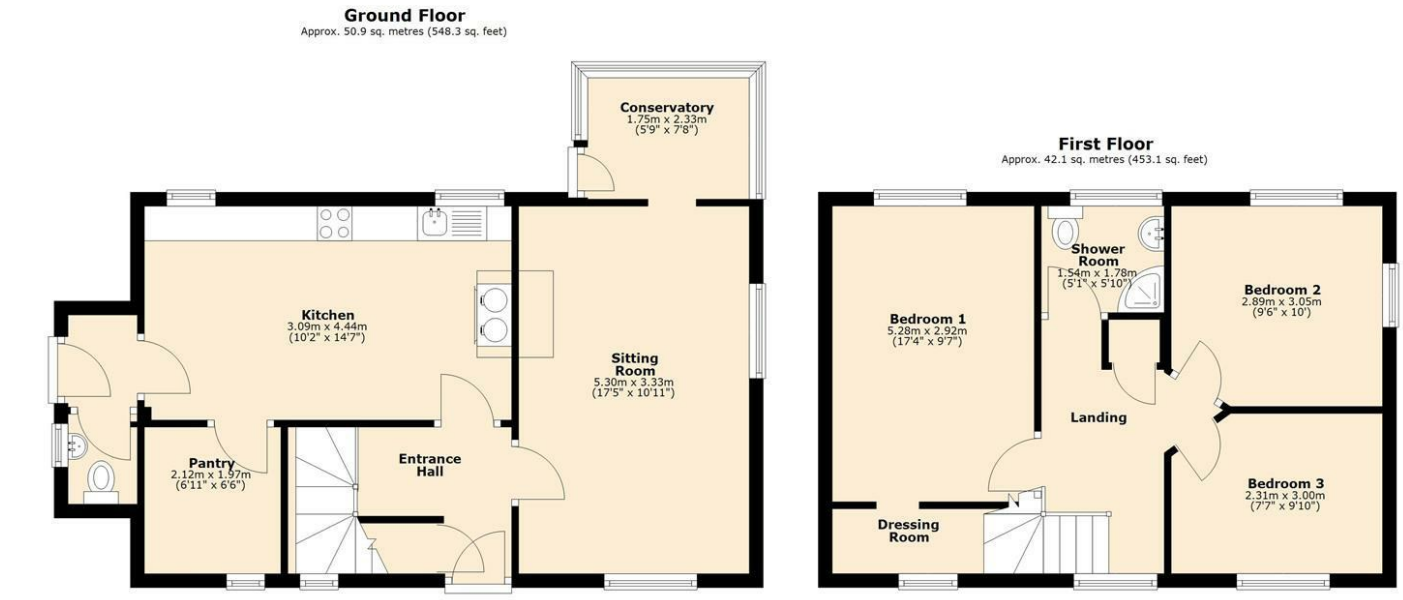
FLOOR PLANS

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

Floor Plan



Total area: approx. 93.0 sq. metres (1001.4 sq. feet)
Stonegarth, Clapham

Area Map

Energy Efficiency Graph