



## **The Green Newby, Clapham, LA2 8HR**

### **Price £600,000**

A charming, character-filled home in the heart of Newby, set on the south-western fringe of the Yorkshire Dales National Park. Overlooking the village green, this beautifully presented property offers a spacious and versatile layout, blending period charm with modern comforts.

Outside, the delightful cottage-style garden enjoys open countryside views, while the impressive 36 sqm garage—complete with light, power, and a new roof—adds fantastic storage or workspace potential.

## Property Description

A rare gem in the heart of Newby! This charming, character-filled home enjoys a prime position overlooking the village green, set on the south-western fringe of the Yorkshire Dales National Park—a stunning location offering the perfect balance of rural beauty and village life.

Step inside, and you're welcomed by a conservatory before flowing seamlessly into the inviting dining area. Beyond, the property unfolds with a feature-rich sitting room, a versatile additional reception space, and a beautifully fitted kitchen. A utility room with a convenient cloakroom completes the ground floor, blending charm with practicality.

Upstairs, the sense of space continues. The standout principal bedroom boasts dual-aspect windows that flood the room with natural light, along with an en-suite shower room for added comfort. Two further well-proportioned double bedrooms provide ample space for family or guests, while a spacious single offers versatility as a bedroom, home office, or dressing room. The modern family bathroom is both stylish and functional, featuring a bath, wet-room-style shower, vanity unit with wash basin, and toilet.

Outside, this property continues to impress. The charming garden is a true delight, with winding gravel paths, two generous lawns, and beautifully stocked flower beds bursting with mature plants. With stunning countryside views, it enjoys a wonderful cottage-garden feel—an idyllic space to relax and unwind.

For those who appreciate a great garage, this one is a standout feature. Extended to an impressive 36 sqm, it boasts a new roof, light and power, double timber garage doors, and a separate personnel door for easy access. Whether for storage, hobbies, or a workshop, this space offers both practicality and potential.

## Property Information

Freehold

Council Tax Band: F

EPC Rating: D

Mains Electric, Water & Drainage  
B4RN Fibre Broadband Connection

## 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

### Conservatory



Quarry tiles, double glazed windows and door, polycarbonate roof.

### Dining Room 10'2" x 8'10" (3.10m x 2.68m)



Wood herringbone flooring, radiator, period mahogany recessed cupboard, double glazed window to front, painted period panelling.

### Sitting Room 18'1" x 11'10" (5.50m x 3.60m)



Wood herringbone flooring, radiator, painted period panelling, two period recessed cupboards, multi fuel stove recessed in sandstone fireplace, four double glazed windows to front, side and rear aspects, exposed beams.

### Reception Room 10'2" x 15'3" (3.10m x 4.65m)



A versatile room suited to additional sitting room, dining room or office space with painted floorboards, radiator, painted stone fire surround with tile back, double glazed window and door to front.

### Kitchen 18'1" x 12'2" (5.50m x 3.70m)



Karndeans wood effect flooring, quality fitted

kitchen in shaker style featuring a range of wall and base units, under cupboard lighting, integrated dishwasher, fridge, enamel 1.5 drainer sink with mixer tap, electric range master cooker with extractor, central island, staircase to first floor, two double glazed windows to rear aspect with views over garden.

### Utility 8'5" x 8'2" (2.57m x 2.49m)



Karndeans wood effect flooring, electric wall mounted radiator, worktop, single drainer sink with mixer tap, plumbing for washing machine and ventilation for tumble drier, double glazed window to rear aspect, double glazed door to side.

### Cloakroom

Tiled floor, wash basin, toilet, double glazed window with textured glass.

### First Floor

#### Landing

Painted floorboards, staircase to ground floor, double glazed window to side aspect.

### Bedroom One 18'1" x 15'3" (5.50m x 4.65m)



A spacious and light main bedroom enjoying views over the green with fitted carpet, radiator, fitted wardrobes, en-suite shower room, double glazed windows to front and side aspects.

### En-suite Shower Room



Karndean wood effect flooring, heated towel rail, wash basin, toilet, shower cubicle, double glazed window with textured glass.

### Bedroom Two 10'2" x 11'3" (3.10m x 3.43m)



Painted floorboards, radiator, decorative period fireplace, loft access, double glazed window to front aspect.

### Bedroom Three 10'2" x 12'10" (3.10m x 3.90m)



Painted floorboards, radiator, two double glazed windows to front and side aspects.

### Bedroom Four 9'9" x 5'3" (2.96m x 1.61m)



Karndean wood effect flooring, radiator, double glazed window to side aspect.

### Bathroom 6'5" x 5'5" (1.96 x 1.67)



Karndean wood effect flooring, heated towel rail, wash basin with vanity cupboard, toilet,

bath, walk in shower with screen, double glazed window with textured glass.

### **External**

#### **Enclosed Rear Garden**

A beautiful and substantial garden with well stocked established beds, gravel paths, raised beds, two large lawns, drystone wall boundary, views over open countryside.

#### **Parking**

Ample off road parking for 3 to 4 cars.

#### **Detached Garage**

A real asset offering a huge amount of storage at approximately 36 square meter garage with double timber painted doors, personnel door, concrete floor, light and power.

#### **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, 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.

#### **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.

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

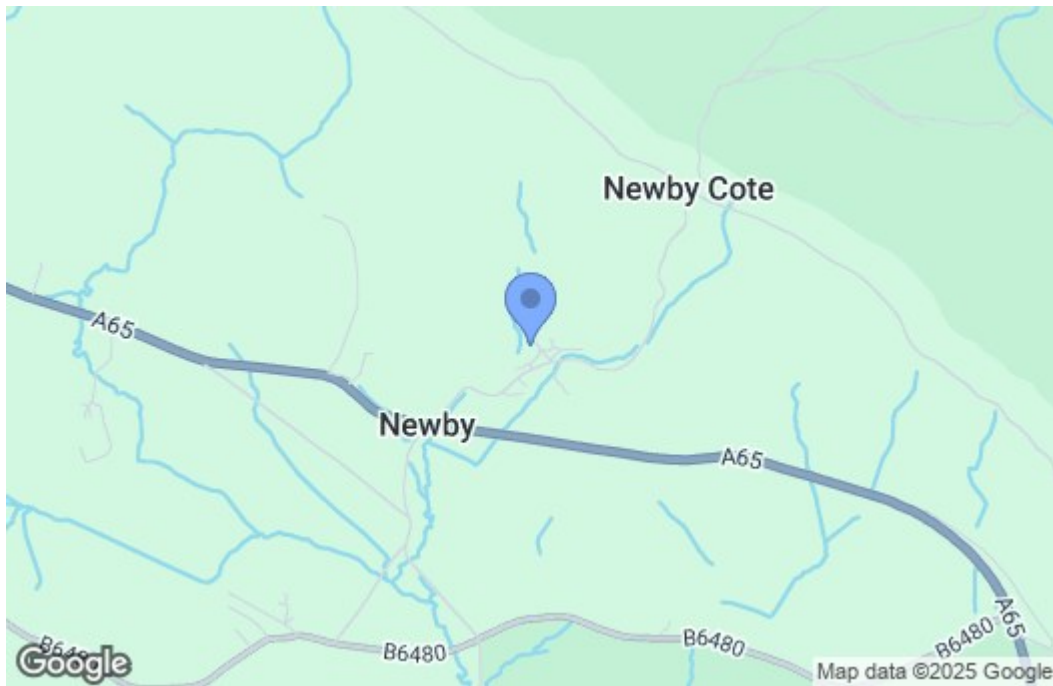
#### **FLOOR PLANS**

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

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

