



## **Croft House Cross Haw Lane, LA2 8DZ**

### **Offers In The Region Of £730,000**

Croft House is a spacious and beautifully presented detached home on the edge of Clapham village. With a large kitchen-diner opening to the garden, four bedrooms (two with en-suites), flexible living spaces, and a generous plot with garage and parking, it offers comfort and versatility in a sought-after Dales location.



## Property Description

Welcome to Croft House, located on Cross Haw Lane in the desirable Dales village of Clapham. Occupying a generous plot on the fringe of the village, this substantial and immaculately presented detached home offers an abundance of space and flexibility.

The accommodation briefly comprises: entrance hall, sitting room, large kitchen-diner with patio doors to the rear garden—creating a sociable, family-friendly space. A utility, cloakroom, and office complete the ground floor accommodation.

On the first floor, a light-filled corridor runs the width of the property, giving access to four bedrooms, two with en-suite facilities, and a family bathroom.

Externally, there is a large garage with internal access, ample off-road parking for three to four cars, and a beautifully kept garden with patios, lawns, established beds, and a bespoke fence separating the garden from the parking area.

A superb property offering space, flexibility, and a sought-after location.

## Property Information

Tenure: Freehold

Council Tax Band: F

EPC Rating: TBC

Services: All mains

Broadband: B4RN

Double Glazed Windows: Front & side timber framed, rear aluminum

## Clapham Location

Clapham is one of the most sought-after villages in the Yorkshire Dales — loved by locals and visitors alike. Known for its attractive stone-built homes, strong community spirit, and stunning natural surroundings, it offers an ideal blend of rural charm and outdoor adventure.

The village is best known for the scenic walk to Ingleborough Cave, continuing to Gaping Gill and the summit of Ingleborough — one of the famous Yorkshire Three Peaks. It's a popular base for walkers, cyclists, and caving enthusiasts.

Clapham boasts a community-run village shop offering everyday essentials, and a welcoming pub serving hearty food and local ales. Transport links are excellent, with a train station on the Leeds–Lancaster line and regular buses running between Settle (6 miles) and Kirkby Lonsdale (10 miles).

These nearby market towns offer a wider choice of shops, restaurants, and local services. Families are well served by excellent primary schools in Austwick and Giggleswick, and secondary options at Settle College and QES in Kirkby Lonsdale. Independent schools including Sedbergh and Giggleswick are also within easy reach.

## Ground Floor

### Entrance Hall



Spacious entrance hall, varnished Indian slate tiles with under floor heating, understairs cupboard, staircase leading to the first floor, two double glazed windows to both side aspects, solid hardwood and double glazed front door.

### Sitting Room



Fitted carpet, two radiators, Clearview wood-burning stove with sandstone hearth and fire surround, wall lights, three double glazed windows to the front, rear and side aspects.

## Kitchen Diner



Varnished Indian slate tiles, range of hand-painted shaker-style wall and base units in Farrow & Ball 'Skimming Stone' with complementary granite worktops, integrated 1.5 drainer sink, Rangemaster, Nexus range cooker with stainless steel extractor hood, integrated fridge, freezer and dishwasher, space for large dining table, double glazed window and double doors with integrated blinds to the rear aspect.

## Inner Hall

Varnished Indian slate tiles, radiator, timber door to the front aspect.

## Utility Room



Varnished Indian slate tiles, base units with complimentary worktop, single drainer sink, plumbing for washing machine, space for dryer, extractor fan, double glazed window to the front aspect.

## Office / Reception



Fitted carpet, radiator, double glazed window to the rear aspect.

## Cloakroom

Varnished Indian slate tiles, radiator, wash basin, toilet, alcove shelving, extractor fan, double glazed window.

## First Floor

### Landing

Fitted carpet, radiator, access to all bedrooms, double glazed window to front aspect.

## Bedroom One



Fitted carpet, radiator, access to ensuite, 2 double glazed windows to the side and rear aspect.



### En-Suite



Tiled flooring with under floor heating, heated towel rail, wash basin with drawer underneath, toilet, walk in shower with waterfall shower with alcove shelving, wall mounted vanity unit, extractor fan, double glazed window to the rear aspect.

### Bedroom Two

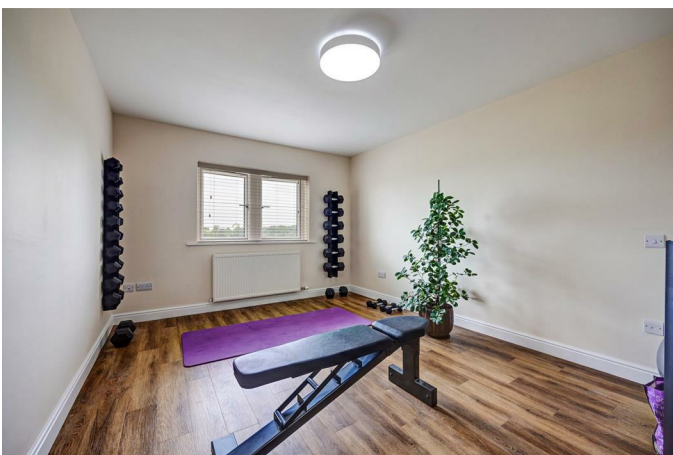


Fitted carpet, radiator, fitted wardrobes, loft access, access to ensuite, double glazed window to rear aspect.

### En-Suite

Tiled flooring, heated towel rail, wash basin, toilet, shower cubicle, extractor fan.

### Bedroom Three



Wood laminate flooring, radiator, double glazed window to the rear aspect.

### Bedroom Four



Fitted carpet, radiator, fitted wardrobes, double glazed window to the front aspect.

### Bathroom



Tiled floor, heated towel rail, toilet, wash basin, bath with wall integrated mixer taps, extractor fan, double glazed window with textured glass.

### Outside



## Garden



Immaculately maintained enclosed front, rear and side garden with dry stone wall boundary, patio areas, lawn, established borders with mature shrubs, and a bespoke blacksmith-made fence separating the garden from the parking area.

## Parking

Brick paved drive offering ample off road parking for 3 to 4 cars.

## Garage

Painted concrete floor, timber up and over door, light and electric sockets, water, door to rear garden.

## 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.

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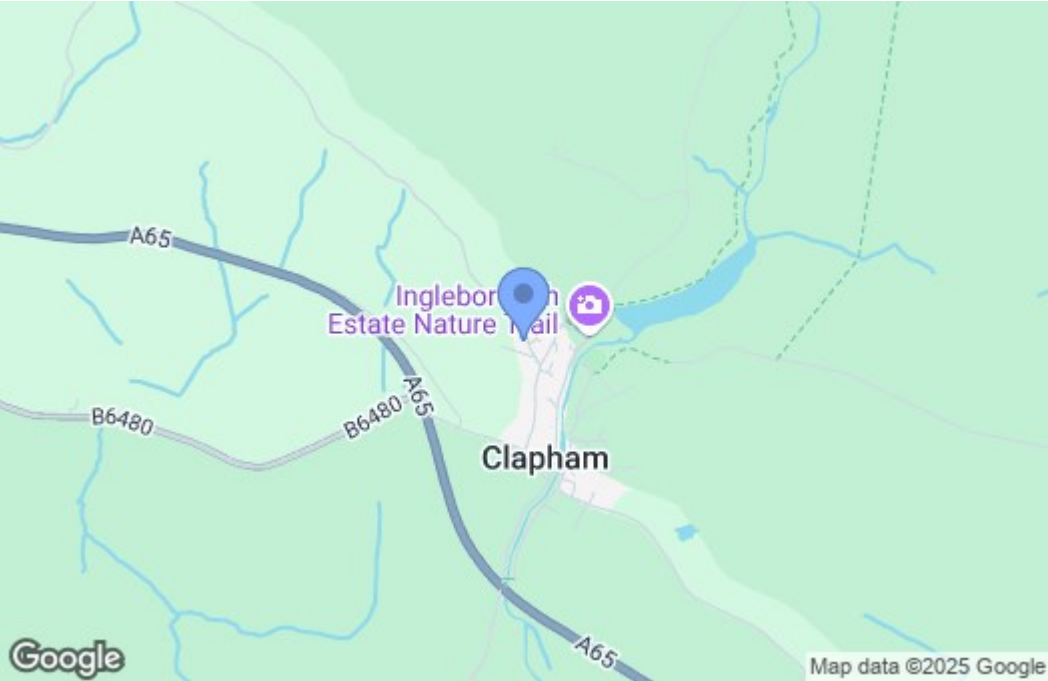
## FLOOR PLANS

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

Floor Plan



Area Map



Energy Efficiency Graph

