FISHER HOPPER
ESTATE AGENTS

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Croft House Barn Newby, Clapham, LA2 8HU
£550,000

Tucked away just off the village green, Croft House Barn is a beautifully presented and versatile home combining character with modern convenience.

It includes a flexible self-contained annex—ideal for Airbnb, guests, or multigenerational living—with a double bedroom, bathroom, WC, and open-plan kitchen/sitting room.

The main house offers two reception rooms: a bright summer room with bifold doors and a cosy lounge with multi-fuel stove, plus a stylish kitchen, utility, and cloakroom. Upstairs are three spacious bedrooms and a modern family bathroom.

Outside, there's a private patio, generous parking, a double garage with workshop, and extra off-road parking opposite.

This unique home offers charm, space, and flexibility—perfect for modern family life.

Property Description

Welcome to Croft House Barn, a beautifully presented and versatile home tucked away just off the village green in the charming village of Newby. Offering spacious and flexible accommodation, this unique property combines character, comfort, and modern convenience.

The layout includes a versatile front section of the house, currently arranged as a self-contained annex. Forming the original front half of the property, this space features a double bedroom, bathroom, separate WC and an open-plan kitchen/sitting room. With its own sense of separation from the main living areas, it's ideal for Airbnb use, guests, or independent living for a family member—offering exceptional flexibility without compromising the flow of the main house.

The main living accommodation offers two character-filled reception rooms. One is a light-filled summer room with apex ceilings, Velux windows, and bifold doors opening onto the patio—flooding the space with natural light and adding a real 'wow' factor.
The second reception room is cosy and perfect for winter evenings, complete with a multi-fuel stove for warmth and atmosphere.
A well-appointed kitchen, cloakroom, and practical utility room complete the ground floor.

Upstairs, the main house provides three spacious bedrooms, one with restricted head height, and a modern family bathroom.

Outside, the property boasts a private and low-maintenance patio laid with Indian sandstone flags, ample parking for at least three cars, and a large double garage with workshop—ideal for storing classic cars or pursuing hobbies.

In addition, there is further parking opposite the property, accommodating at least four more vehicles.

A truly unique and flexible property, Croft House Barn offers charm, character, and adaptability to suit a variety of modern lifestyles. Viewing is highly recommended to fully appreciate the space and potential on offer.

Property Information

Tenure: Freehold
Council Tax Band: E
EPC Rating: D
Services: All mains
Broadband: B4RN
Furniture: Available via separate negotiation

Newby Location

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.

Ground Floor

Entrance Hall

Wood laminate flooring, radiator, timber and glazed door.

Kitchen/Sitting Room

Wood laminate flooring, radiator, range of

shaker style wall and base units with complementary worktop, single drainer sink, undercounter space for fridge, two ring hob with extractor hood, timber framed double glazed window to front aspect.

Bathroom

Slate tiled floor, heated towel rail, wash basin, toilet, modern roll top bath, shower cubicle, extractor fan, Velux window.

Bedroom

Fitted carpet, radiator, two timber framed double glazed window to front and side aspects.

WC

Vinyl flooring, radiator, wash basin, toilet, extractor fan.

Kitchen

Tile effect laminate flooring, range of solid wood wall and base units with complementary worktop, double ovens, 1.5 drainer sink, 5 ring gas hob, space for double fridge freezer, plumbing for dish washer, timber framed double glazed window with textured glass.

Sitting Room

Wood laminate flooring, radiators, Villager double fronted wood burning stove in attractive brick fire place with slate hearth, exposed trusses and beams, staircase to first floor.

Summer Room

Indian sandstone flooring with under floor heating with wall mounted controls, Villager double fronted wood burning stove, bifold doors leading to Indian sandstone flagged private patio, triple glazed feature window, 6 Velux roof windows.

Cloakroom

Indian sandstone flooring, wash basin, toilet, two timber framed double glazed windows.

Utility Room

Indian sandstone flooring, worktop and wall unit, plumbing for washing machine and tumble dryer, timber framed double glazed windows to rear and side.

First Floor

Landing

Gallery landing over looking sitting room, fitted carpet, radiator, staircase to ground floor, exposed trusses and beams, timber framed double glazed window, two heritage style roof windows.

Bedroom One

Fitted carpet, radiator, timber framed double glazed window to front aspect, Velux window with motorised blind, en-suite shower room.

Ensuite Shower Room

Vinyl flooring, heated towel rail (not currently plumbed in), radiator, wash basin, toilet, shower cubicle, timber framed double glazed window with textured glass.

Bedroom Two

Fitted carpet, radiator, exposed beams, two

timber framed double glazed windows to front and side aspects.

Bedroom Three

Fitted carpet, radiator, exposed beams, two heritage style roof windows. Restricted head height.

Bathroom

Vinyl flooring, wash basin, toilet, corner bath with shower over, extraction fan, Velux window.

Outside

Front

Paved area, fence enclosed.

Rear

Large private sandstone patio, outside tap.

Detached garage

Electric roller door, double glazed patio doors, double glazed window, water and drainage, electric, 50mm wall and ceiling insulation, car lift available via separate negotiation.

Parking

Gated drive with brick paved parking for at least 3 cars.

Detached parking area

Gravel parking for at least 4 more cars

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

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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. 167.5 sq. metres (1803.1 sq. feet)

Croft House Barn, Newby

Area Map

Energy Efficiency Graph