



## **10 Flying Horseshoe Cottage, Clapham, LA2 8ES**

**Price Guide £295,000**

10 Flying Horseshoe Cottages is a superb 3 bed mid terrace property in a sought after hamlet, close to Clapham - a gateway to the Yorkshire Dales National Park. Currently a popular holiday let, the property enjoys a peaceful setting, with a good range of amenities in Settle, Kirkby Lonsdale and Bentham.

An ideal main residence, lock up and leave second home or holiday let investment. Available with no chain. Viewing is highly recommended.

## 10 Flying Horseshoe Cottage

10 Flying Horseshoe Cottage is an immaculately presented 3 bed property, nestled on the edge of The Forest of Bowland and enjoying stunning views towards Ingleborough. The property consists of entrance hall leading to ground floor bathroom, spacious open plan kitchen dining room and sitting room with double doors to patio garden. On the first floor are three generous and well proportioned bedrooms and a bathroom. Externally there is an enclosed rear patio garden and parking available at the front.

Versatile in purpose, whether as a primary residence, second home, or holiday let.

### Location

The hamlet of Clapham Station on the western edge of the Yorkshire Dales National Park. The nearby village of Clapham is very much a gateway to the Dales, with a delightful nature reserve providing access to Ingleborough Cave, Troller's Gill, Gaping Gill and Ingleborough itself. The village has a shop and pub. Nearby market towns include Settle, Bentham and Kirkby Lonsdale, with the A65 providing access to the Lake District. The location is also ideal for the Forest of Bowland and Morecambe Bay.

### Property Information

Freehold. EPC rating E. LPG central heating with HIVE control. Mains water and electric. Broadband connection. Currently registered for small business rates, previously council tax Band C.

### Ground Floor

#### Entrance Hall 1.96 x 3.63



Wood laminate flooring, radiator, under stairs cupboard, staircase to 1st floor, UPVC door to front.

#### Kitchen Diner 17'10" x 12'0" (5.46 x 3.66)



Wood laminate flooring, range of cream shaker style wall and base units with complementary worktops, breakfast bar, single stainless steel drainer sink with mixer tap, single oven, electric hob with stainless steel extractor hood, Integrated dishwasher, recessed worktop sockets, Nest thermostat, double glazed windows to front, radiator.

## Sitting Room 6.63 x 3.70



Wood laminate flooring, multi fuel stove with stone hearth, double glazed window to rear, double UPVC doors to enclosed patio garden.

## Bathroom 1.76 x 1.78



Tile effect laminate floor, P-shaped bath, shower over, WC, wash basin with vanity unit, heated towel rail, motion activated light, extractor fan.

## First Floor

## Landing 3.53 x 0.89



Fitted carpet, airing cupboard, cupboard over bulkhead, radiator.

## Bedroom 1 3.09 x 3.71



Double bedroom. Fitted carpet, radiator, double glazed window to front.

## Bedroom 2 3.70 x 3.66



Double room. Fitted carpet, radiator, double glazed window to rear.

## Bedroom 3 3.72 x 2.62



Twin room. Fitted carpet, radiator, velux window, eaves storage.

## Bathroom 2.58 x 1.90



Tile effect flooring, roll top bath with mixer tap, WC, wash basin with vanity unit, shower cubicle, heated towel rail, velux window, cupboard.

## External



Fence enclosed rear patio garden with sandstone paving.

## Parking

Parking available to the front aspect.

## 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.

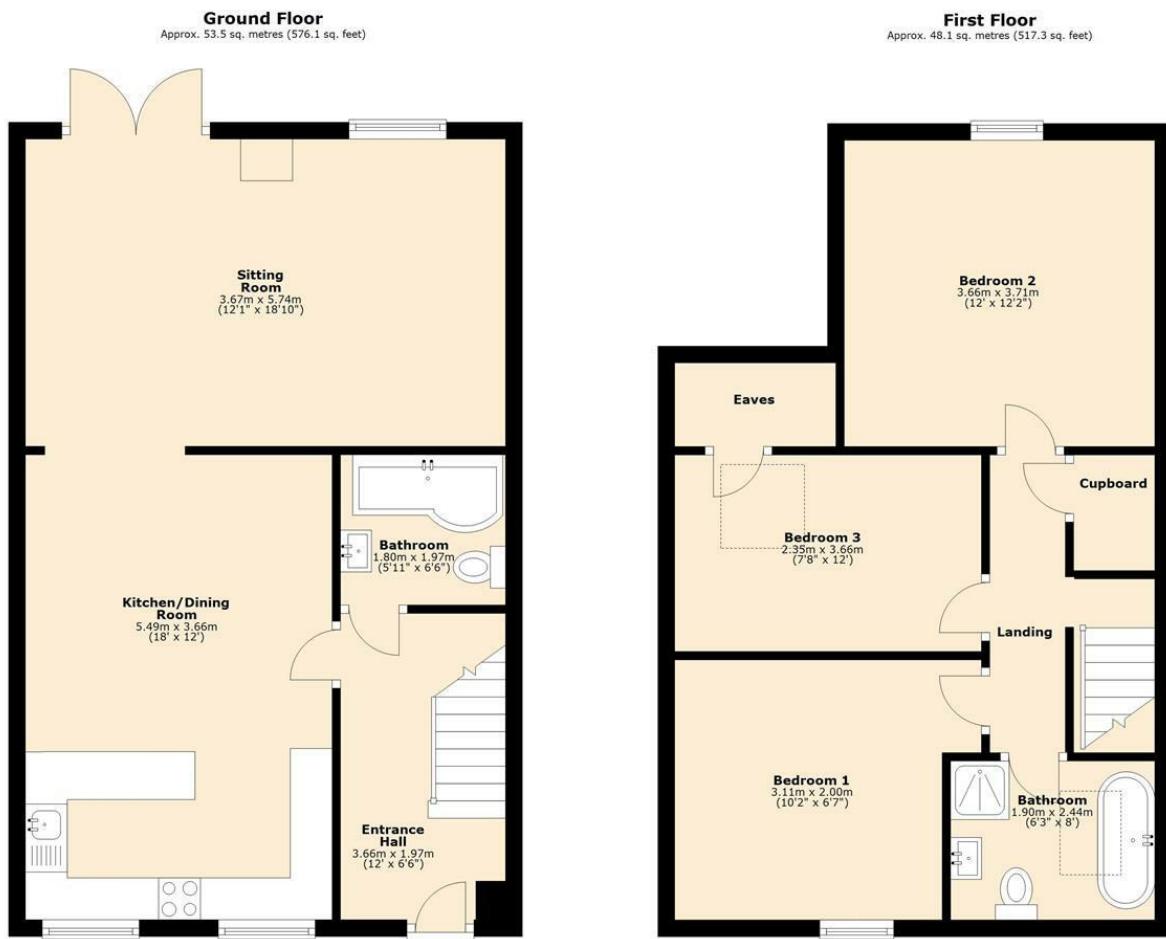
## FISHER HOPPER

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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. 101.6 sq. metres (1093.4 sq. feet)  
**10 Flying Horseshoe Cottage, Clapham Station**

## Area Map



## Energy Efficiency Graph

