



**9 KEASDEN HEIGHTS, CLAPHAM**  
**£395,000**





## 9 KEASDEN HEIGHTS, CLAPHAM, LANCASTER, LA2 8HE

Large, detached timber lodge style house located in the most stunning rural location, standing with large well-tended gardens, and having the benefit of outstanding distant views across open countryside towards the Yorkshire Dales including Penyghent and Fountains Fell.

Situated within the Bowland Area of Outstanding Beauty approximately 7 miles from Settle and 6.8 miles from High Bentham.

The lodge itself offers spacious light and airy accommodation on one level extending to 1274ft<sup>2</sup> (118m<sup>2</sup>) with quality fixture's and fittings throughout. Timber construction "Douglas Fir" with open ceilings, double glazed windows, under floor gas fired central heating and wood burning stove.

Ideal family house, or second home, or investment property.

Well decorated and presented throughout with large open plan living room/kitchen, two double bedrooms both with ensuite, plus third bedroom/study and separate WC.

Exclusive private gated community with eight other lodges arranged off a small cul-de-sac, this lodge is the first one on the site, it has a large private garden and ample private parking.

This property really does need to be viewed to be fully appreciated, spacious well planned layout, well presented in a stunning position.

### ACCOMMODATION COMPRISES:

Entrance Hall, Utility Room, Inner Hallway, Cloakroom, Open Plan Lounge/Kitchen, Garden Room, Two Bedrooms both Ensuite, Study/3<sup>rd</sup> Bedroom.

### Outside

Large Well Tended Gardens, Parking for 3 Vehicles.

### ACCOMMODATION:

#### Entrance Lobby/Utility Room:

5'3" x 6'0" (1.59 x 1.82)

With composite external entrance door.

Base units with complementary worksurfaces, ceramic sink with mixer taps, plumbing for washing machine, space for dryer, store cupboard housing Worcester LPG boiler, Velux roof light, under floor heating system.

#### Inner Hallway:

Central hallway with access to principal rooms, two Velux roof lights.

#### Cloakroom:

With WC, wash hand basin, Kardean Flooring.





### Lounge/Kitchen:

21'8" x 20'4" (6.61 x 6.20)

Very large room with open ceiling, four double glazed windows to the side, double glazed double doors with side windows with access to the garden room, fantastic distant views, Velux roof light.



### Kitchen Side:

Extensive range of modern kitchen base units with complementary worksurfaces, wall units, integral Bosch appliances including double electric oven, LPG hob, Bosch extractor over, 1½ bowl ceramic sink with mixer taps, plumbing for dishwasher, superb island unit with complementary worksurfaces, space for large dining table, wood burning stove on hearth.



### Garden Room:

20'3" x 8'2" (6.18 x 2.50)

Formally decked area now enclosed to protect from the weather, access to the rear garden via double glazed screen window/door.





### Bedroom 1:

15'3" x 9'6" (4.64 x 2.89)

Double bedroom with three double glazed windows.



### Ensuite Bathroom:

8'2" x 5'8" (2.50 x 1.73)

Three-piece white bathroom suite comprising P-bath with shower over, vanity wash hand basin, WC, heated towel rail and additional radiator, Kardean Flooring, double glazed window.



### Bedroom 2:

15'3" x 10'2" (4.70 x 3.11)

Double bedroom, with three double glazed windows.

### Ensuite Shower Room:

7'1" x 6'7" (2.16 x 2.00)

Three-piece white suite comprising large shower enclosure with WC, vanity wash hand basin, heated towel rail and additional radiator, Kardean flooring, double glazed window.





### Study/Bedroom 3:

6'6" x 6'9" (1.97 x 2.06)

With double glazed window, built in cupboard.



### OUTSIDE:

Access to the development via a private gated entry system to forecourt parking for several vehicles.

Well-tended extensive gardens laid to lawn with mature hedges and shrubs, flower beds, pond etc.

Two greenhouses, two attached sheds, log store and bin store, paved patio area.



### Directions:

Stunning rural position leave the A65 at Harden Bridge turning proceed approximately 1 ½ miles go right at the T-junction under the railway bridge and straight on approximately 1 ½ miles and Keasden Heights is located on the righthand side. A "For Sale" board is erected.

**Tenure:**

Freehold with vacant possession.

**Services:**

Mains electric and water, shared waste treatment plant with other residences, metered LPG, High speed B4RN broadband.

**Service Charges:**

These properties are not subject to maintenance charges except a small payment each year to cover the electric gates and electric for the waste plant.

**Construction:**

Construction comprising solidly built and well insulated ninety tonnes of Douglas Fir on concrete base.

**Mortgage:**

We have been advised that these types of properties are not mortgageable, although other forms of finance may be available.

**Viewing:**

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

**Purchase Procedure:**

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

**Marketing:**

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

**N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.**

**N.B.** No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

**N.B.** Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

**Local Authority:**

North Yorkshire Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ

Council Tax Band 'B'

**Energy performance certificate (EPC)****Certificate contents**

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- How this affects your energy bills
- Impact on the environment
- Changes you could make
- Who to contact about this certificate
- Other certificates for this property

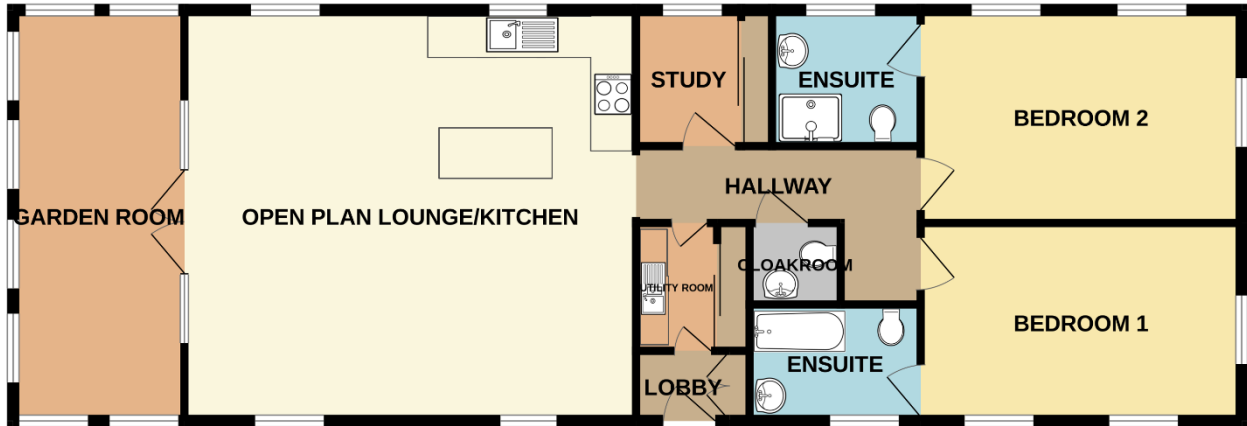
**Share this certificate**

Email

9 Kaselden Heights Clapham LANCASTER LA2 8HE		Energy rating <b>D</b>
Valid until <b>31 August 2027</b>	Certificate number <b>8043-7721-5640-2319-5906</b>	
Property type	Detached bungalow	
Total floor area	107 square metres	



GROUND FLOOR  
1158 sq.ft. (107.6 sq.m.) approx.



TOTAL FLOOR AREA : 1158 sq.ft. (107.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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