



## BROOKLANDS, NEWBY, CLAPHAM

£399,950







## **BROOKLANDS, NEWBY, CLAPHAM, LANCASTER, LA2 8HS**

Renovated/ upgraded three bedroomed, stone built, semi-detached character cottage, located in a superb position within the popular village of Newby.

The cottage offers well planned accommodation laid over two floors with many features evident, including three fuel stoves and some beamed ceilings.

Standing within well-tended gardens to both the front and rear, with detached garage and ample off street parking for several vehicles.

Newly fitted kitchen and bathroom, plus majority upvc double glazed windows and electric heating, backed up with newly installed solar panels.

Decorated and presented throughout to a very high standard, ready for immediate occupation. Internal and external inspection is strongly recommended to appreciate the size and position.

Newby is a small village/hamlet sitting within pleasant countryside on the edge of the Yorkshire Dales National Park. Approx. 1 mile from Clapham which has some local amenities such as shops and pub. A wider range of amenities are available in Settle 7 miles away or Ingleton or Bentham 3 miles away.

### **ACCOMMODATION COMPRISES:**

#### **Ground Floor**

Lounge, Living Room, Kitchen, Inner Hallway, Utility Room, Cloakroom.

#### **First Floor**

Landing, 3 Bedrooms, Bathroom.

#### **Outside**

Widened Driveway/Parking, Garage/Forecourt Area, Front & Rear Gardens, Stone Shed.

### **ACCOMMODATION:**

#### **GROUND FLOOR:**

##### **Lounge:**

15'3" x 11'5" (4.64 x 3.48)

Upvc part glazed external entrance door, two upvc double glazed windows, recently installed multi fuel stove within recess fireplace on raised hearth.





### Living Room:

14'10" x 11'7" (4.52 x 3.53)

Open to the kitchen, ½ glazed upvc external entrance door, upvc double glazed window, exposed stone wall, multi fuel stove within recess on tiled hearth.



### Kitchen:

11'4" x 8'3" (3.45 x 2.51)

With range of newly installed kitchen base units with complementary worksurfaces, wall units, ceramic sink with mixer taps, range cooker with hood over, access to the living room and rear hallway, upvc double glazed window.



### Inner Hallway:

9'7" x 11'8" (2.92 x 3.55)

Staircase to the first floor, upvc double glazed window infrared heated.







### **Rear Entrance Hall:**

18'0" x 4'0" (5.48 x 1.21)

Two solid rear external entrance doors, wood burning stove, tiled flooring.



### **Utility Room:**

4'9" x 4'7" (1.44 x 1.39)

Plumbing for washer and tiled flooring.

### **Cloakroom:**

4'8" x 5'8" (1.42 x 1.72)

With wash hand basin, low flush WC, double glazed window, towel rail.

## **FIRST FLOOR:**

### **Landing:**

2'9" x 11'0" + 2'5" x 5'3" (0.83 x 3.35 + 0.73 X 1.60)

With access to three bedrooms, and bathroom, upvc double glazed window on the staircase wall, loft access with ladder, wall lights.

### **Bedroom 1 (to the front):**

11'6" x 13'1" (3.50 x 3.98)

Double bedroom with upvc double glazed window, two built in wardrobes, exposed beam, electric heater.



### **Bedroom 2 (to the front):**

11'0" x 13'3" (3.35 x 4.03)

Double bedroom with upvc double glazed window, exposed beams, and electric heater.







**Bedroom 3 (to the rear):**

10'5" x 8'5" (3.17 x 2.56)

Upvc double glazed window, electric heater, recess.

**Bathroom:**

6'7" x 8'4" (2.00 x 2.54)

Recently refurbished bathroom with white three piece suite comprising, bath, pedestal wash hand basin, WC, cylinder cupboard with louvered doors and factory insulated cylinder with immersion tank, upvc double glazed window.



**OUTSIDE:**

Pleasant, tended gardens around the property to three sides comprising, widened driveway with access/parking for several vehicles. Rear garden / patio area, access to the rear of the garage.



**Detached Garage:** With up and over door, power, and light, plus parking to the front.

Well laid out gardens with rockery, pond, walled boundaries, stone shed, stream frontage.



**Directions:**

Enter Newby Village off the A65, proceed into the village, and Brooklands is located on the righthand side.

**Tenure:**

Freehold with vacant possession on completion

**Services:**

Mains water, electric, drainage is connected to the property.

**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.

**Local Authority:**

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

Council Tax Band 'E'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   c
55-68	D		
39-54	E		
21-38	F	29   F	
1-20	G		



Brooklands Newby LANCASTER LA2 8HS	Energy rating <b>F</b>
Valid until <b>30 January 2032</b>	Certificate number <b>2138-5787-2166-3820-1110</b>

GROUND FLOOR  
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA- 1397 sq.ft. (129.8 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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