



# Clapham

Offers in the Region of £625,000

Meadow View , Cross Haw Lane, Clapham, Lancaster, LA2 8DZ

Welcome to Meadow View a seldom find built by the owners 25 years ago and never before offered to the market! A comfortable home oozing with potential, offering three double bedrooms, two bathrooms, kitchen/diner and living room with separate conservatory.

Tucked away on the outskirts of the welcoming village of Clapham, Meadow View enjoys a pretty plot with sublime views, boasting off road parking and garage with lawn garden, backing on to the fields beyond. A family home within this thriving community is a seldom find, and certainly not one to be missed.

## Quick Overview

- Wonderful Detached Family Home
- Three Bedrooms & Two Bathrooms
- Open Plan Kitchen/Diner
- Well Presented Throughout
- Wrap Around Garden
- Off Road Parking & Detached Garage
- Stunning Views
- Community Village Location
- Never Before Offered to Market
- Ultrafast 1000 Mbps Broadband Available



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Ultrafast  
Broadband



Off Road  
Parking

Property Reference: KL3428



Kitchen/Dining Room



Kitchen/Dining Room



Living Room



Entrance Porch

### Property Overview

Located in a stunning position on the edge of Clapham village, Meadow View is a welcoming home with plenty on offer for those looking for their forever home. Now in need of some modernisations whilst featuring traditional beams throughout, this home enjoys three double bedrooms, two bathrooms, flexible living spaces and lawn garden with off road parking, boasting fabulous views across towards Keaden.

Step through the door into a light and bright entrance hall, perfect for storing coats and shoes with two doors providing access outside. A step leads into the open plan kitchen-diner, well fitted with wall and base units, complementary tiled splashback and work top, one and a half stainless steel sink with drainer and views to the rear aspect. Integrated appliances include a Rayburn oven and there is space for a freestanding fridge/freezer. Adjoining is a spacious dining area to the right with front aspect windows, offering a great social space for enjoying meals with family and friends.

Follow the hallway into the living room, a generous space with cosy electric fire and hearth with beautiful rear aspect views and ample space to entertain family and friends, whether snuggling down in front of the fire on a cooler evening or enjoying the warmth of summer with the double doors leading into a conservatory, the ideal spot to enjoy a morning coffee with double doors providing access into the garden.

The ground floor also houses the third bedroom, a double room to the side aspect with ample space for additional furniture with fitted wardrobes and dressing table and a separate ground floor shower room; a three piece suite comprising a double walk in shower with waterfall shower head and hand held shower attachment, pedestal sink, W.C and heated ladder towel radiator. A handy utility space can be found at the rear with space for appliances and additional storage with a door leading to the garden.

To the first floor you will find bedroom one and two and the family bathroom, with a Velux window above the landing and attractive wooden staircase. Bedroom one is a generous room with front aspect windows and beams, with the great benefit of built in wardrobes and dressing space across the main wall and ample under eaves storage. Bedroom two is also a spacious double with fabulous rear aspect views to the fields beyond and space for additional furniture, again enjoying plenty of under eaves storage. The family bathroom, now in need of some updating is a wonderful space, comprising a large panelled bath, W.C. and pedestal sink with complementary tiled walls and integrated storage cupboards along the main wall with shelves for airing and storing cleaning essentials.



Living Room



Conservatory



Bedroom One



Bedroom Two



Bedroom Three



Shower Room

Completing the picture is the outside space, a well maintained lawn garden to the rear with path wrapping around the property leading to a terrace with stunning views stretching beyond, ready for a keen gardener to transform into a fruit garden or vegetable patch. To the rear is a handy shed for storage, as well as an additional stone built potting shed.

**Location** Clapham is a beautiful village on the edge of the Yorkshire Dales with a vibrant community, local shop, a church and café. There are numerous footpaths and bridal-ways on your doorstep as the property is located at the foot of Ingleborough, one of the Yorkshire 3 Peaks. There is a local nature trail with a lake, waterfall and renowned show-cave.

Clapham is located just off the A65 between Settle and Ingleton and close to Kirkby Lonsdale which together offer a wide range of amenities and schooling options. Settle is within approximately eight miles and Kirkby Lonsdale some nine miles, there are railway stations at Clapham and nearby Settle providing services between Leeds, Lancaster and Carlisle.

**What3words** ///printing.reassured.seasonal

**Accommodation (with approximate dimensions)**

**Ground Floor**

**Kitchen** 14' 8" x 10' 3" (4.47m x 3.12m)

**Dining Room** 14' 10" x 11' 9" (4.52m x 3.58m)

**Living Room** 21' 6" x 11' 5" (6.55m x 3.48m)

**Conservatory** 9' 7" x 9' 6" (2.92m x 2.9m)

**Bedroom Three** 11' 1" x 10' 10" (3.38m x 3.3m)

**First Floor**

**Bedroom One** 14' 8" x 14' 1" (4.47m x 4.29m)

**Bedroom Two** 14' 1" x 11' 5" (4.29m x 3.48m)

**Garage** With electric up and over door, light, water and power and built in shelving for storage and toilet with sink basin. A side door provides access outside.

**Services** Mains water and electricity. Oil Central Heating.

**Council Tax** Craven District Council Band E.

**Tenure** Freehold. Vacant possession upon completion.

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Viewings** Strictly by appointment with Hackney & Leigh Kirkby Office.



Rear Aspect



Garden



Garden Store



OS Map

# Meet the Team

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# Cross Haw Lane, Clapham, Lancaster, LA2

Approximate Area = 1813 sq ft / 168.5 sq m

Limited Use Area(s) = 137 sq ft / 12.7 sq m

Garage = 268 sq ft / 24.8 sq m

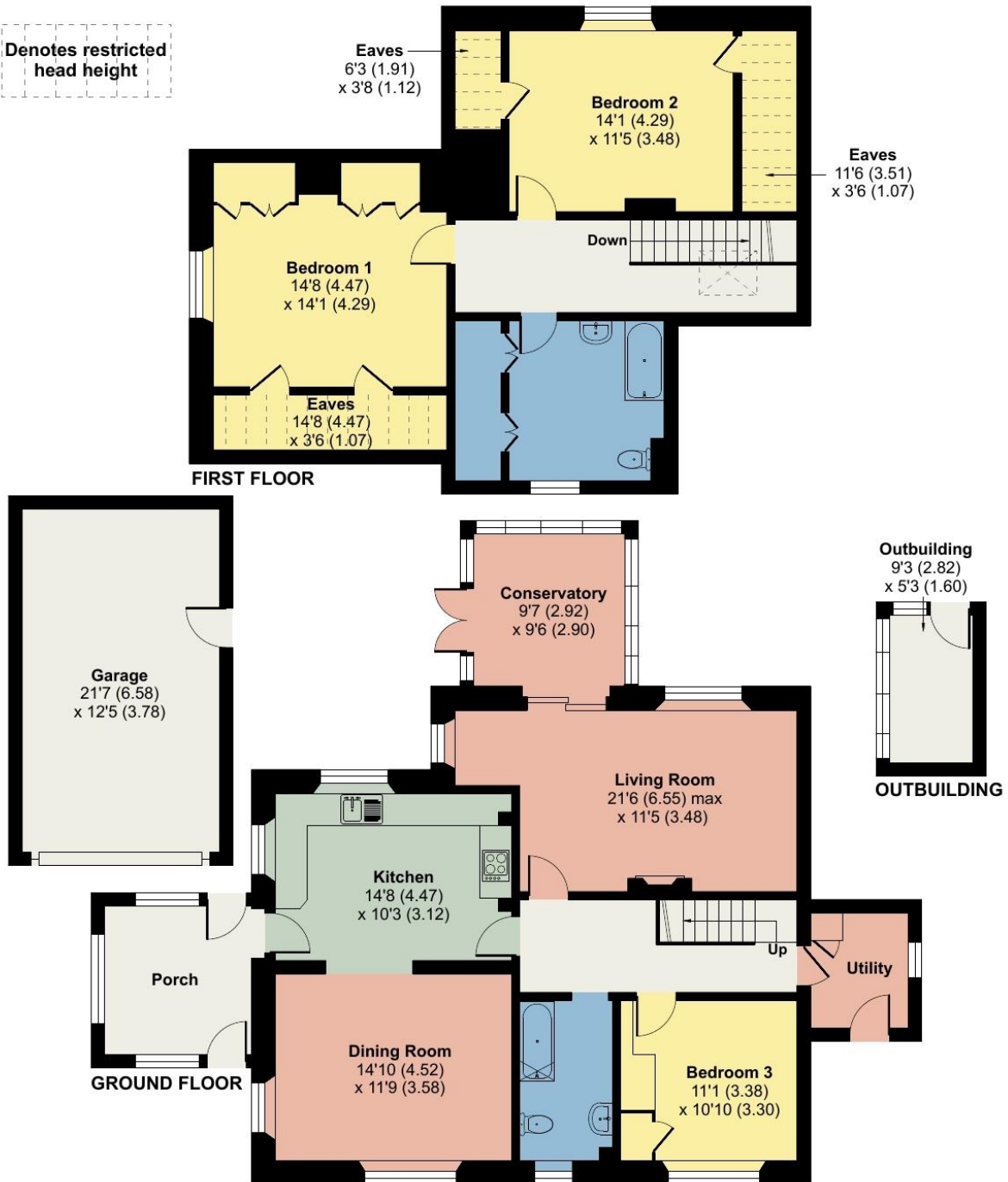
Outbuilding = 49 sq ft / 4.5 sq m

Total = 2267 sq ft / 210.5 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 1005134

A thought from the owners...

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