

Clapham

£695,000

Bishopswood, Church Avenue, Clapham, North Yorkshire, LA2 8EA

Bishopswood presents a rare opportunity to own a distinguished detached residence situated in the cherished Yorkshire Dales village of Clapham. Situated on an elevated plot and accessed via a private drive, the property offers breathtaking views over the village and the Forest of Bowland beyond.

Quick Overview

Fabulous Family Home
 Generous Accommodation
 Open Plan Kitchen/Living/Dining Room to the
 First Floor
 Ideal Family Home
 Peaceful Village Location
 Elevated Position
 Incredible, Far Reaching Views
 Sizeable Plot with Wrap Around Garden
 Private Driveway & Ample Off Road Parking
 Ultrafast Broadband Available



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Ultrafast
Broadband

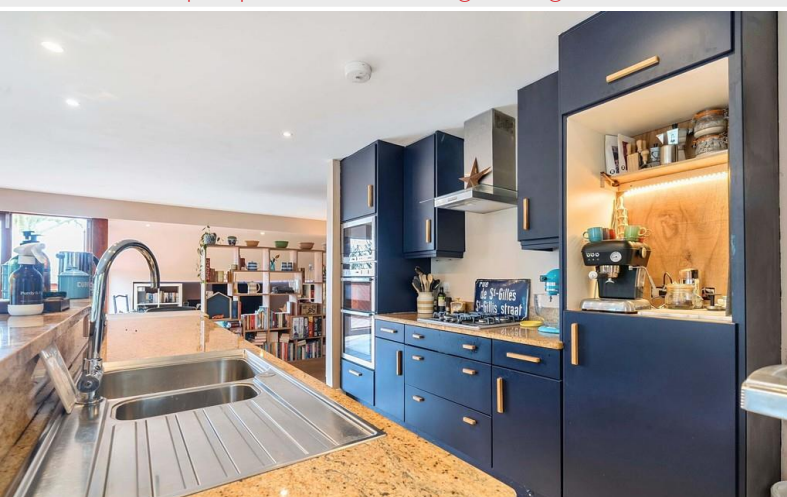


Parking &
Garage

Property Reference: KL3618



Open plan Kitchen/Living/Dining Area



Open plan Kitchen/Living/Dining Area



Open plan Kitchen/Living/Dining Area



Conservatory

Firstly you are welcomed into the heart of the home; the open-plan living space, generously proportioned to enjoy cherished time with family and friends. The kitchen itself is well-equipped with wall and base units, complementary worktops, a breakfast bar, and a stainless steel sink. Integrated appliances include a Neff oven, microwave, grill, and a four-ring hob with extractor over.

An open fireplace with stone surround and feature wood burning stove sets the tone for those cooler evenings, and with doors opening to the balcony, the first level living truly makes the most of the incredible views whilst enjoying meals and precious time with the family all year round. A door also opens into the conservatory, providing an ideal sun strap throughout the summer months.

The first floor also accommodates two bedrooms; the main bedroom positioned at the front boasting a private balcony to take advantage of the magnificent views, while bedroom four is a comfortable double, overlooking the rear garden. The family bathroom on this level comprises a bath with a handheld shower attachment, corner shower, W.C., and a pedestal sink.

Descend to the ground floor, where you will find the entrance hall with access to three bedrooms and a shower room, along with integral access to the garage. Bedrooms two and three enjoy front aspect views and offer ample space for a double bed, while bedroom five is a cosy single, perfect for use as a home office. The shower room is well-appointed with a corner shower, W.C., and a vanity unit with a hand wash basin.

Outside, the property enjoys a wrap-around garden, with a lawn and patio area to the rear where children and pets can play, along with a terraced area, ideal for BBQ's in the summer. Steps either side of the property lead to the front which is embraced by charming woodland.

Bishopswood truly is a unique home, ready for the new owners to make it their own, offering endless possibilities to create a forever home in an idyllic village location.



Open plan Kitchen/Living/Dining Area



Open plan Kitchen/Living/Dining Area



Bedroom Two



Bedroom Three



Bedroom Four



Shower Room

Accommodation with approximate dimensions:

First Floor

Utility/Store 6' 8" x 5' 7" (2.03m x 1.7m)

Conservatory 9' 10" x 10' 3" (3m x 3.12m)

Sitting Area 15' x 20' 6" (4.57m x 6.25m)

Kitchen/Dining Area 23' 11" x 20' 6" (7.29m x 6.25m)

Bedroom Two 14' 0" x 10' 4" (4.27m x 3.15m)

Bedroom Five 10' 11" x 9' 4" (3.33m x 2.84m)

Ground Floor

Entrance Hall 12' 11" x 6' 11" (3.94m x 2.11m)

Bedroom One 12' 7" x 11' 3" (3.84m x 3.43m)

Bedroom Three 14' 2" x 8' 4" (4.32m x 2.54m)

Bedroom Four 11' 11" x 9' 5" (3.63m x 2.87m)

Property Information

Parking

A sweeping driveway provides ample off road parking.

Garage

19' 0" x 12' 11" (5.79m x 3.94m)

Tenure

Freehold (Vacant possession upon completion).

Council Tax

Craven District Council. Band E.

Services

Mains water, electricity and drainage. LPG gas.

Energy Performance Certificate

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

What3Words

///hillside.establish.double

Viewings

Strictly by appointment with Hackney & Leigh.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Bathroom



Garden



Bishopswood

Request a Viewing Online or Call 015242 72111

Meet the Team

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Viewings available 7 days a week
including evenings with our
dedicated viewing team
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online.



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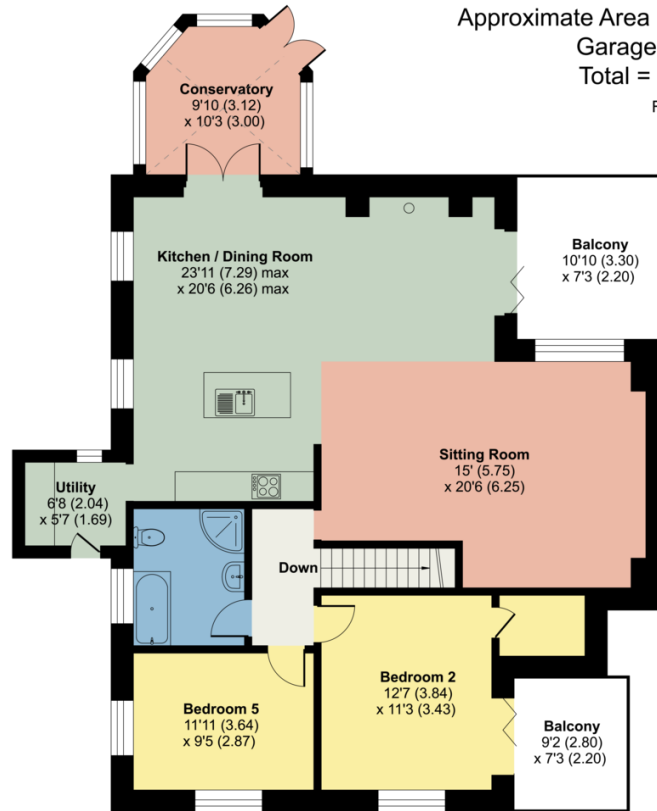


Approximate Area = 1949 sq ft / 181 sq m

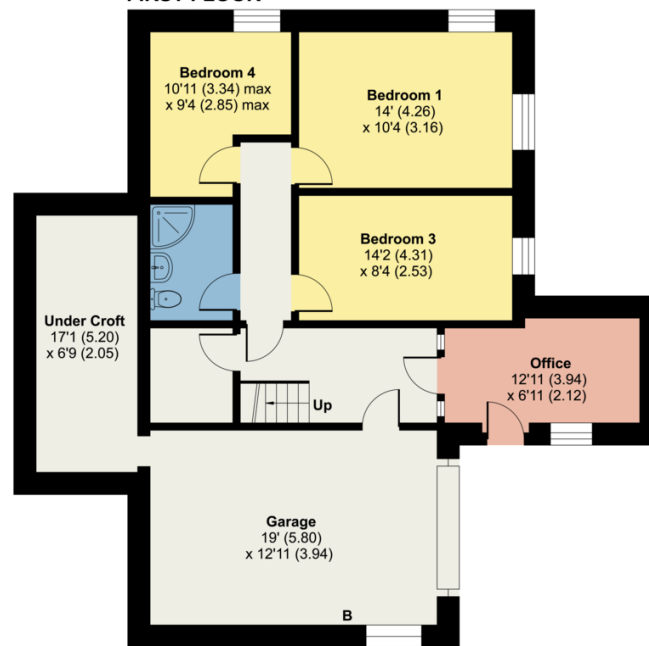
Garage = 363 sq ft / 33.7 sq m

Total = 2312 sq ft / 214.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1265263

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