

GREAT CLIFFORD

£1,050,000

Clifford Hall, Burton-in-Lonsdale, LA6 3LW

Enjoying splendid countryside views and situated in a peaceful and picturesque setting within a select farmstead development, an impressive, attached former farmhouse with generous gardens and adjacent paddock.

Extended, remodelled and sympathetically refurbished, the accommodation is beautifully and stylishly presented, spacious and welcoming with three reception rooms, wonderful living/dining kitchen with access to garden terrace, utility/laundry, two cloakrooms, principal en suite bedroom, three further doubles and a house bathroom. Double garage, garden stores, kennel and excellent parking and turning provision. Delightful gardens with manicured lawns, a large flagged terrace, well-stocked herbaceous borders, trees, sunken semi-circular flagged terrace bordering Clifford Gill and a screened vegetable garden with greenhouse. Adjacent paddock, wildlife pond and splendid view towards Ingleborough, c. 0.94 acres (0.38 hectares). In all, 1.83 acres (0.74 hectares).

Close to the popular village of Burton-in-Lonsdale and highly accessible for road and rail links.





Welcome to **GREAT CLIFFORD**

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Tucked away in an exclusive and popular farmstead development, Great Clifford is located just outside the popular and highly accessible village of Burton-in-Lonsdale. Approached from the Tunstall/Cantsfield direction, it is ideally placed for Lancaster and the M6. Accessed off the A65 at Ingleton, it is convenient for travelling east/west. The village itself has a community run shop, The Punch Bowl, a community owned pub and post office, All Saints Church, an active village hall and sports pavilion and field.

High Bentham is 2.9 miles to the south-east and has a good range of local shops, pubs, churches, a bank, post office as well as a golf course and club house enjoying panoramic views of Ingleborough.

The attractive Cumbrian market town of **Kirkby Lonsdale** (5.9 miles) has a great selection of amenities on offer with independent shops, popular restaurants and pubs, a post office, bank, churches, florists, Boots chemist, doctors' and dentists' surgeries, an opticians and a well-regarded Booths supermarket.

Gateway to the Lake District, the historic market town of **Kendal** (18.7 miles) and the Georgian city of **Lancaster** (15.5 miles via A683) provide a wider range of commercial and recreational facilities. Lancaster is also home to Lancaster University, Lancaster & Morecambe College and Royal Lancaster Infirmary.

As far as schools are concerned, there are primary schools in High Bentham, Kirkby Lonsdale and Leck. Lancaster is home to the highly regarded boys' and girls' grammar schools and there are secondary schools at Kirkby Lonsdale (Queen Elizabeth School with the school bus pick up at the shop in the village), Settle and Lancaster. Independent schools are at Sedbergh and Giggleswick.

Travel by car - Burton-in-Lonsdale is extremely convenient for road links being c. 2 miles off the A65. Access to the M6 motorway is either at junctions 34 or 36, depending on the direction of travel.

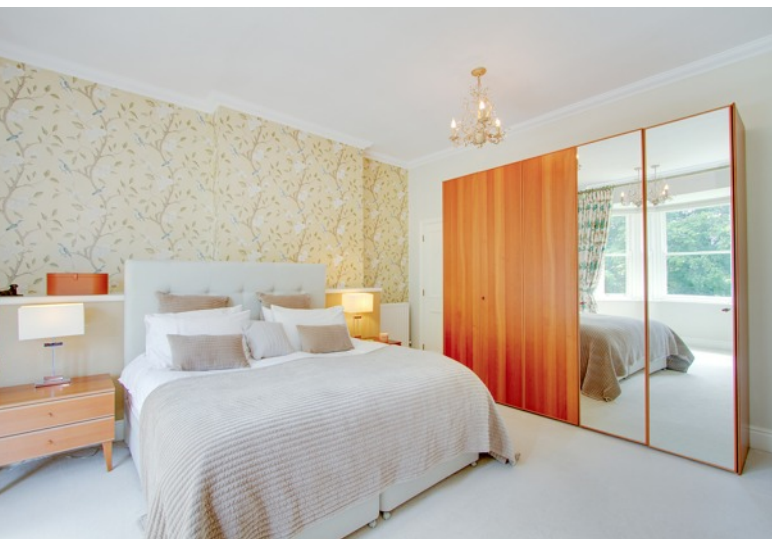
Travel by train - with the nearest West Coast railway line stations at either Oxenholme (16.3 miles) or Lancaster (15.8 miles via A683). There are local stations at High Bentham (3.1 miles) and Wennington (2.5 miles) with services running between Leeds, Skipton, Lancaster and Morecambe.

Travel by air - with airports at Leeds Bradford (47 miles), Manchester (75.9 miles) and Liverpool (81.4 miles).

And for those who prefer to stay closer to home you will be spoilt for choice. Close to both the Yorkshire Dales and Lake District National Parks, as well as the Forest of Bowland National Landscape (formerly known as an AONB), the area provides a stunningly scenic natural adventure playground for walkers, runners, climbers, cavers, potholers, cyclists, horse riders, wild swimmers, sailors and fly fishers... and if you fancy a coastal walk, the Arnsdale and Silverdale National Landscape and Morecambe Bay Estuary are not too far away.







A hidden gem

Nestled in a peaceful and picturesque setting, within an exclusive farmstead development and surrounded by rolling countryside, Great Clifford is an attached former farmhouse with beautiful gardens and an adjacent paddock.

Extended, remodelled and sympathetically refurbished since the current vendors' purchase in 1998, the property now offers immaculately presented, spacious and welcoming accommodation with a lovely flow of living space, countryside views from the principal rooms and a gross internal area of 3654 sq ft (339.5 sq m) excluding the garage and cellars.

Planning consent was granted in 2007 for a single story extension creating the fabulous, light and bright living/dining kitchen, a utility/laundry room, cloakroom, double garage and two stores.

Let us take you on a guided tour...

Come on in to the **entrance hall** with large lantern window and store cupboard. A glazed internal window and door leads into the **dining room** with part panelled walls, a Contura wood burning stove, built-in oak cupboard housing a work space and an oak drinks cupboard and adjacent wine cooler.

The entrance hall is open to an impressive contemporary and light filled **living/dining kitchen** with three skylight windows, a lantern window as well as two sets of floor to ceiling glazed sliding doors off the living area which open to the garden terrace providing an additional 'room' with indoor/outdoor living during the warmer months. The **kitchen** is comprehensively fitted with painted base and wall units, a pantry cupboard, space for an American style fridge/freezer, integral dishwasher, black electric module Aga set in a tiled recess, pot sink as well as a prep sink and granite worktops. The matching island unit has a breakfast bar with oak top.

Off the kitchen is a **utility/laundry room** with cupboard with space for a washing machine and tumble drier and a sink unit. Also off the kitchen is an inner hall with cloaks cupboards, a two piece **cloakroom** and access to the garage.

Off the entrance hall, is the **staircase hall** with panelling to dado height, a **boiler cupboard** and two piece **cloakroom** and access to the rear. To complete the ground floor, there are two reception rooms; an elegant, dual aspect **drawing room** with French windows out to the garden, a bay window, corning and an Adams style wooden fireplace with tied slips and a **sitting room** with fitted cupboards and bookshelves and lovely garden views.

Access to cellars, c. 698 sq ft (64.9 m) is off the staircase hall with stone steps down to three rooms; room 1 has a stone bench, and room 3 is vaulted. All have light, one has power.

The part panelled walls continue on the **staircase** to the **landing** with two built-in cupboards. There are four double bedrooms; the generous principal bedroom has a bay window with splendid garden and countryside views, a built-in wardrobe and a three piece en suite shower room. Bedrooms 2, 3 and 4 have built-in wardrobes. The four piece house bathroom has a separate shower and vanity wash basin with marble top.

Outdoor space

A private drive leads through timber gates to a large gravel parking and turning area.

An attached **double garage** has an internal **store** and integral garden store with external access. There's also a **kennel/dog run** with wrought iron railings.

The **gardens and grounds** are a true delight with manicured lawns, mature and well-stocked herbaceous borders, trees and hedges, a large flagged terrace with access from the living/dining kitchen, sunken semi-circular flagged terrace bordering Clifford Gill, a screened vegetable garden with greenhouse.

There is a rear access through a wrought iron gate to a small **courtyard** with two stores, one housing the oil tank.

To the south west, there is an adjacent **paddock, c. 0.94 acres (0.38 hectares)** with a large wildlife pond and splendid view towards Ingleborough.

In all, c. 1.83 acres (0.74 hectares)

Despite the rural surroundings it's easily accessible

To find the property - from the south, head up the valley towards Wennington and from here take the road to Low Bentham, taking the second turn on the left 'Ravenclose Brow'. The second road on the left is signed Clifford Hall Farm. Turn here and Clifford Hall is a short way along on the left. Proceed across the cattle grid where a tree lined drive leads to the development - take the first private drive on the left and proceed into the parking area at Great Clifford.

Alternatively, from the north, head towards Burton-in-Lonsdale and in the centre of the village, head south down Chapel Lane, which then becomes Burton Hill. Continue for just over a mile and turn right into the development. Proceed as above.

What3words reference: ///films.reclaimed.withdraw

Services and specifications

- Mains electricity and metered water
- Drainage to a shared septic tank
- Oil fired central heating with hot water to radiators
- Wood burning stoves in the sitting and dining rooms and an open fire in the drawing room
- Underfloor heating in the living/dining kitchen and hall
- Double glazed windows
- B4RN Broadband is connected - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website b4rn.org.uk
- Bespoke kitchen and utility designed and fitted by Ramwell Classic Interiors of Lower Westhouse
- Limestone tiled flooring in the hall, living/dining kitchen, dining room, utility/laundry room and cloakrooms
- Oak floor in the drawing and sitting rooms
- Low level lighting in the kitchen
- Surround sound in the kitchen, garden room and on the seating terrace
- Security alarm





The finer details

Council Tax

Great Clifford is currently banded G for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

North Yorkshire Council W: www.northyorks.gov.uk

Please note

- Carpets, light fittings, (excluding dining room central light fitting), integral dishwasher and Aga are included in the sale
- Curtains, blinds and curtain poles, dining room central light fitting, freestanding white goods, garden furniture, planters, pots, troughs, robotic lawn mowers and ride on mower are available separately
- The property, title number NYK102913, is leasehold held on 999 year lease from 15 April 1991 with resident run management company
- The land to the south west, title number NYK247158 is freehold
- Subject to a service charge of £60 per month (2025/26) covers shared areas including the access road and grassed areas, hedge trimming, septic tank maintenance and emptying and provision for lighting to access etc.
- There is a right of way across the driveway spur to Great Clifford in favour of Great Clifford Hall Farm to access field to the south
- Restrictive covenants apply - please ask the agents for further details

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 their address. These can be provided in the following ways: by calling into the agent's 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 agent's offer procedure.



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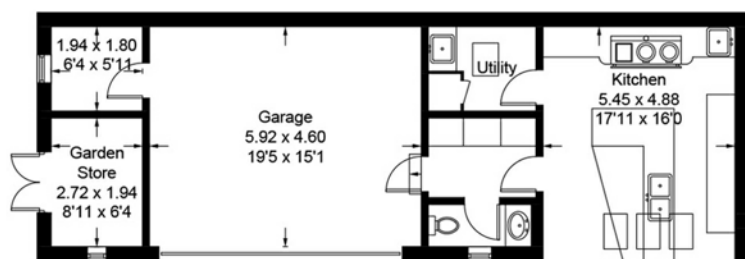
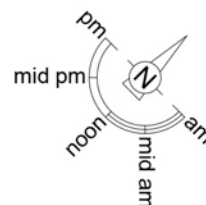
Approximate Gross Internal Area = 339.5 sq m / 3654 sq ft

Cellar = 64.9 sq m / 698 sq ft

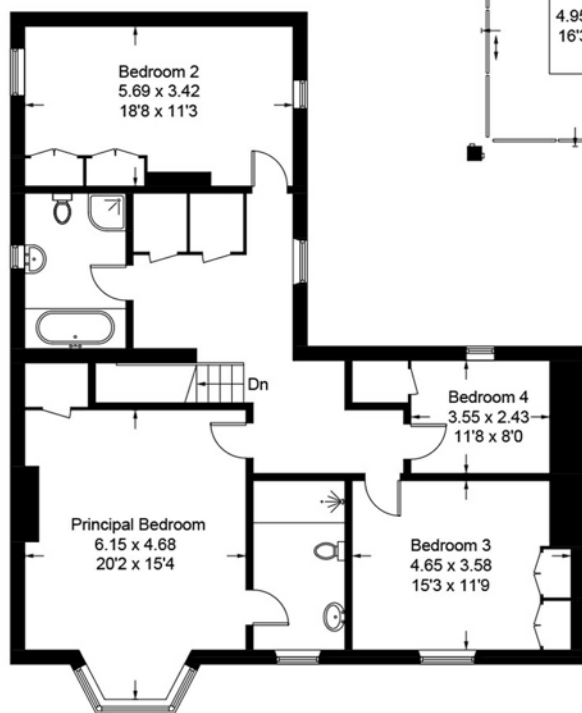
Store = 5.5 sq m / 59 sq ft

Total = 409.9 sq m / 4411 sq ft

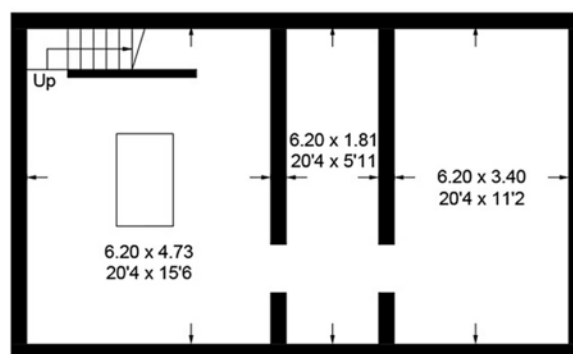
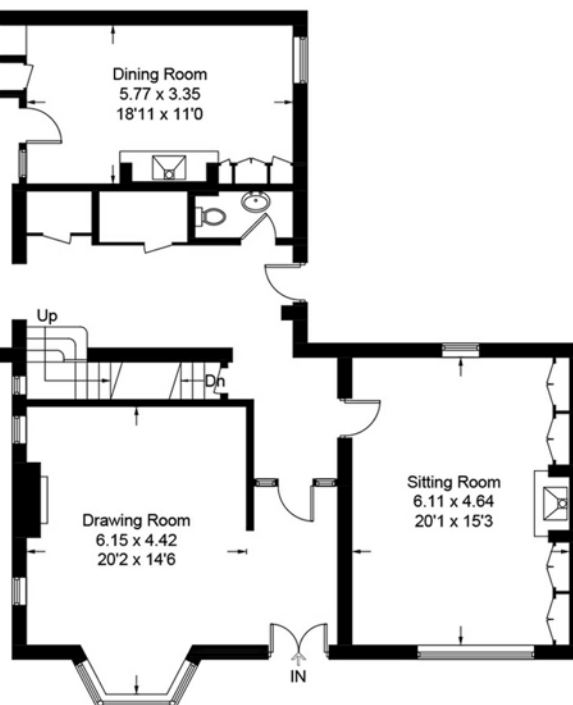
(Including Garage)



Ground Floor



First Floor



Cellar

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1218622)

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