

GREENBANK

£425,000

Clapham, LA2 8ER

A charming semi-detached stone and slate cottage sat in a large plot with lovely gardens and an attractive aspect to the front towards the leafy riverbank and out over open fields to the rear.

With a date stone of 1893, the accommodation is well-proportioned with two reception rooms, kitchen, hall, two double bedrooms and a bathroom. A stone and slate outbuilding with small laundry room, gardener's WC and fuel store. Private, gated drive providing ample parking and mature cottage gardens to three sides with lawns, vegetable beds, well-stocked borders and mature trees.

A picturesque Dales village setting, convenient for the A65 and rail links.





Welcome to **GREENBANK**

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Here's our TOP TEN reasons to love Greenbank:

1. **A traditional and charming** late Victorian semi-detached cottage with a decorative date stone above the entrance, carved with *JAF 1893*.
2. **Characterful and welcoming** with original period features including pine staircase and architraves, picture rail and recessed shelving with cupboards under in the sitting room, stone mullion windows, four panel internal doors, decorative entrance door and roof finial.
3. **Splendid aspect** with open countryside views to the rear and a leafy outlook over Clapham Beck to the front.
4. **Well-proportioned accommodation** over two floors with a gross internal measurement of c. 989 sq ft (91.9 sq m) excluding the outbuilding.
5. **Come on into** the entrance hall off which is the dual aspect sitting room with wooden fire surround. This room is currently used as a third bedroom. The living/dining room overlooks the garden and has a woodburning stove set on a flagged hearth, a store cupboard, which houses the boiler and a rear vestibule. Two steps lead down from the sitting room into the kitchen - this is fitted with base and wall units, space for an electric cooker and integral appliances including a fridge/freezer and a dishwasher.
6. **... and so to bed** - there are two double bedrooms to the first floor, both with recessed arches. Bedroom 2 enjoys a splendid outlook across open fields. To complete the picture is a modern three piece bathroom.
7. **Outbuildings** - to the rear is a row of outhouses with a small laundry room having power, light and space for a washing machine and tumble drier, a gardeners' WC and a fuel store.
8. **Lovely cottage gardens to three sides** - to the front, a pedestrian gate leads up the path under a wooden, rose covered pergola to the front door. There's a small lawn and planted borders. To the side, an informal garden with trees and shrubs. The rear garden, bordering open fields, has a level lawn, vegetable beds and well-stocked borders.
9. **Parking** - double timber gates open to a private gravel drive providing ample parking.
10. **Location, location, location** - Clapham is a picturesque village with Greenbank being situated close to but not within the National Park boundaries. For further information on the surrounding area, please see page 5.







Scenic Dales village setting

Clapham is a quaint and picturesque village, partly situated within the Yorkshire Dales National Park with pretty houses either side of the central beck. There are a selection of local facilities including Post Office/village store, church, village hall, railway station, The New Inn public house, guest houses and cafes (our favourites are The Old Sawmill cafe and Paul Pedals), craft shops as well as an organic vegetable shop .

Austwick (1.8 miles) has a church, post office/village store, primary school, village hall and tennis/bowls sports club. There's a choice of places to eat, The Gamecock Inn as well as the well-respected Traddock Country Hotel. The village also plays host to the annual Cuckoo Street Festival.

Ingleton (4.7 miles) has a choice of eateries, pubs, gift shops, an outside heated pool (open May to September), church, doctor's surgery, a Co-op and an Asda Express/petrol station.

The bustling market towns of **Settle** (10.2 miles) and **Kirkby Lonsdale** (10.8 miles) have a great range of independent shops, pubs, cafes, Booths supermarkets and weekly markets held in the squares.

Further afield, Lancaster (20.5 miles) and Skipton (21.2 miles) - both with historic castles, weekly markets, canals and further education establishments.

For those keen on outdoor pursuits, the glorious country of the Yorkshire Dales National Park and the Forest of Bowland National Landscape are on the doorstep. The area is popular for caving and potholing (Ingleborough Caves and Gaping Gill) and whether you like to walk, run or cycle, there are many scenic routes on hand. The famous Three Peaks, Ingleborough, Whemside and Pen-y-Ghent are also close by.

Putting education first - the area is well-served by schools, including independent Giggleswick and Sedbergh as well as state schools, Settle High School and the well-regarded Queen Elizabeth School in Kirkby Lonsdale. Primary schools are at Austwick, Ingleton and Settle.

Connectivity

By road - Clapham lies just off the A65 for travelling in an easterly and westerly direction. J34 of the M6 is 18 miles distant.

By train - situated a mile out of the village is Clapham station, located on the Airedale Line providing links to Leeds and Lancaster. Nearby Settle(21.7 miles) has a branch line station on the historical and scenic Settle to Carlisle service.

Travel by air - Manchester Airport (73.4 miles) and Liverpool Airport (83.2 miles) with Leeds Bradford Airport (40.2 miles) being the closest.

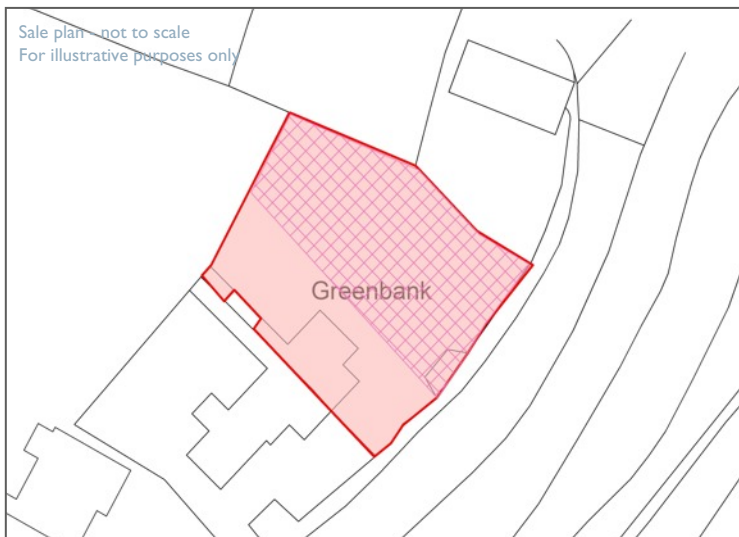
To find the property - head east along the A65 and take the first turning into Clapham. Proceed into the village and after passing the Clapham Village Store, turn first right onto Station Road. Greenbank is the first property on the right hand side.

What3words reference: ///ramble,shrugging,tribes

Services and specifications

- Mains electricity, water and drainage
- Oil fired central heating
- Woodburning stove in the sitting room
- Single 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.
- External lighting
- External power points





The finer details

Council Tax

Greenbank is currently banded C 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, wardrobe and chest of drawers in bedroom 1 as well as a chest of drawers in bedroom 2 are included in the sale. The shed and greenhouse are available by separate negotiation.
- Freehold, with vacant possession on completion
- A restrictive covenant will prevent any development of a new residential dwelling/commercial building in the garden area to the north/north east of the house, shown hatched on the sale plan.

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.

Lane House, Kendal Road
Kirkby Lonsdale
Carnforth
Lancashire LA6 2HH

015242 74445

sales@davis-bowring.co.uk

www.davis-bowring.co.uk

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bowring

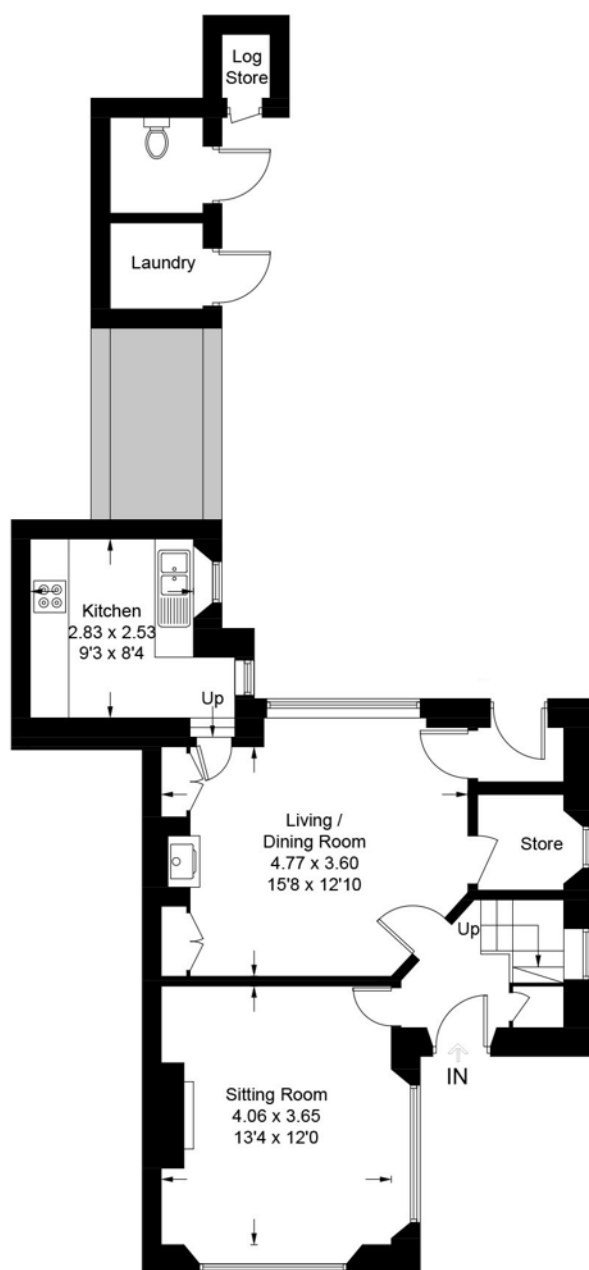
estate agents

Greenbank, Clapham, LA2 8ER

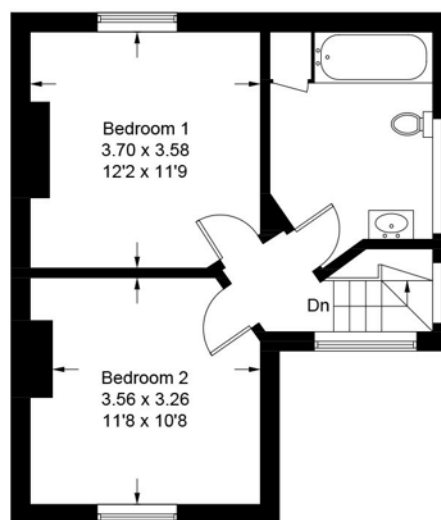
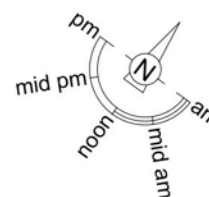
Approximate Gross Internal Area = 91.9 sq m / 989 sq ft

Laundry / WC / Log Store = 5.4 sq m / 58 sq ft

Total = 97.3 sq m / 1047 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1234459)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	44	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcau.com			

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