



Croft House Newby, Clapham

£725,000



Croft House Newby

Clapham, Lancaster

Occupying a delightful setting within the sought after village of Newby, Croft House is a Grade II Listed detached cottage dating from the 16th Century, enjoying an exceptional combination of character, space and extensive gardens. Having been thoughtfully improved by the current owners, including the addition of a porch together with a kitchen and utility room, the property provides comfortable accommodation whilst retaining the charm and features associated with a home of this age. The property is well placed for access to the local amenities, railway station and the surrounding countryside of the Yorkshire Dales National Park.

The accommodation is arranged across two floors and offers a wealth of character throughout. The dining kitchen features an Aga and provides an inviting space for everyday living, while a utility room, pantry and ground floor WC add practicality. The sitting room and separate dining room offer versatile reception space, with original features contributing to the property's appeal.

To the first floor, the property offers four bedrooms together with a study room, family bathroom and separate WC. The layout provides spacious and flexible accommodation suited to a variety of lifestyles.

Externally, the property enjoys extensive gardens arranged across a variety of sections, creating attractive outdoor spaces to enjoy throughout the year. A pond, stable and sheds add further versatility, while a stream runs along the boundary of the grounds. A gated driveway provides parking for three vehicles with an additional parking space to the side of the property.

- Grade II Listed detached cottage dating from the 16th Century
- Four bedrooms, study, family bathroom and separate WC
- Character accommodation with a wealth of period features
- Spacious kitchen featuring an Aga
- Living room and separate dining room
- Utility room and pantry
- Extensive gardens arranged across a variety of sections
- Pond, stable, shed and stream along the boundary
- Gated driveway parking for multiple vehicles
- Beautifully combining character, space and outdoor living

WHAT3WORDS://pokes.finely.waking

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:





PORCH

6' 8" x 5' 8" (2.04m x 1.72m)

KITCHEN

17' 4" x 10' 0" (5.28m x 3.04m)

DINING ROOM

17' 0" x 13' 5" (5.18m x 4.08m)

LIVING ROOM

17' 3" x 10' 9" (5.26m x 3.28m)

PANTRY

9' 9" x 7' 5" (2.96m x 2.26m)

UTILITY ROOM

9' 5" x 5' 1" (2.87m x 1.55m)

WC

4' 4" x 3' 5" (1.32m x 1.03m)

HALLWAY

14' 2" x 3' 10" (4.32m x 1.17m)

LANDING

25' 1" x 2' 11" (7.65m x 0.89m)

BEDROOM

14' 2" x 13' 7" (4.31m x 4.15m)

BEDROOM

17' 4" x 7' 0" (5.29m x 2.13m)

BEDROOM

13' 11" x 8' 3" (4.25m x 2.52m)

BEDROOM

12' 6" x 10' 2" (3.80m x 3.10m)

STORAGE ROOM

6' 9" x 5' 0" (2.05m x 1.53m)

BATHROOM

9' 10" x 7' 6" (2.99m x 2.29m)

WC

4' 9" x 2' 9" (1.44m x 0.85m)



SERVICES

Mains electric, oil fired Aga and central heating, mains water, mains drainage
EPC RATING E

COUNCIL TAX BAND currently Band G

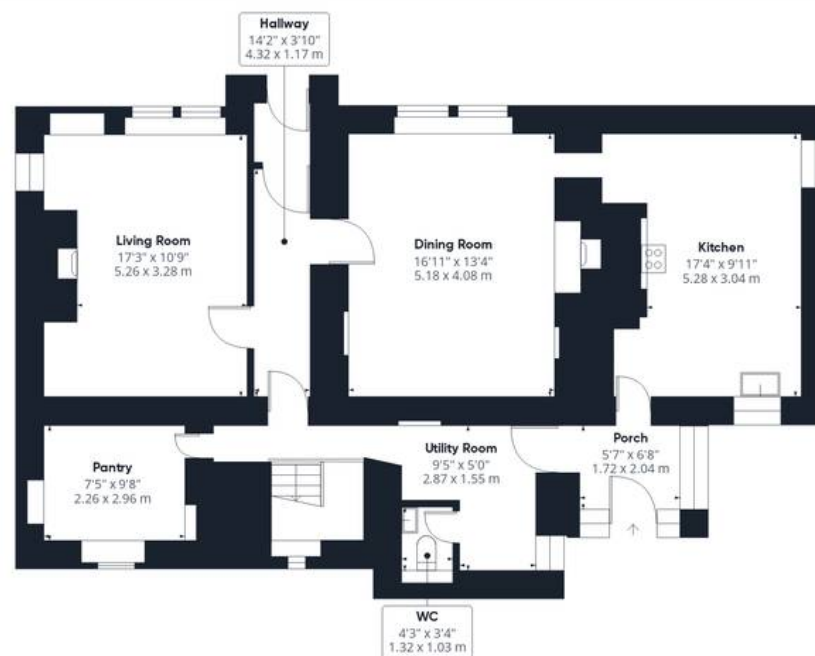
TENURE: FREEHOLD

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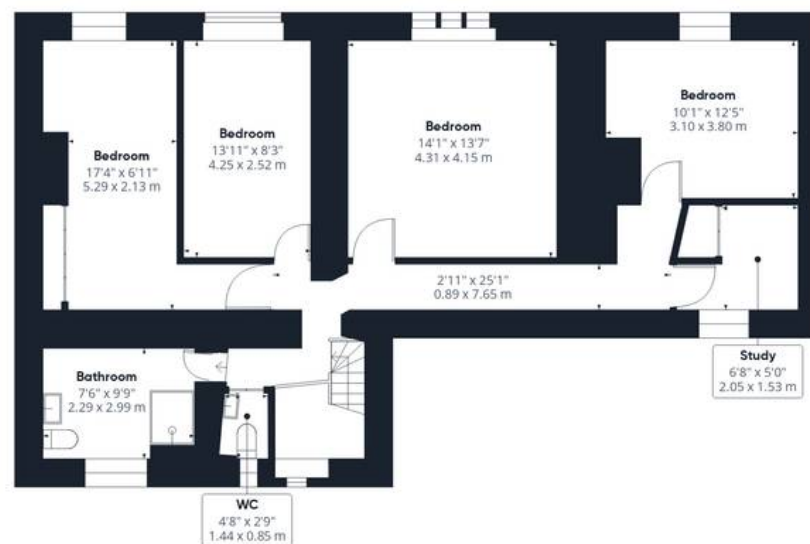


Ground Floor

Approximate total area⁽¹⁾

1820 ft²

169.2 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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