FISHER HOPPER
ESTATE AGENTS

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3 Farrer Lodge Clapham Station, LA2 8ES
Offers In The Region Of £175,000

A beautifully presented one-bedroom ground floor flat in the sought-after location, offering bright open-plan living and a double bedroom – both with French doors opening onto a private patio garden – plus designated parking and no onward chain, making it ideal for first-time buyers or downsizers seeking peaceful countryside living with modern comforts.

3 Farrer Lodge

Welcome to 3 Farrer Lodge a beautifully presented one-bedroom ground floor flat offers peaceful countryside living with all the benefits of modern comfort—ready to move into with no onward chain.

Upon entering, a welcoming hallway provides access to all rooms, including a bright and spacious open-plan kitchen, dining, and sitting area, a generous double bedroom, and a well-appointed bathroom.

Both the living area and bedroom feature patio doors that open directly onto a private, enclosed patio garden, creating a light-filled, airy atmosphere and seamless indoor-outdoor living —ideal for relaxing or enjoying alfresco dining.

Further benefits include a designated parking space and additional visitor parking.

This property is perfect for first-time buyers, downsizers, or anyone seeking a peaceful retreat with excellent access to countryside walks and local amenities.

Property Information

Tenure: Leasehold
Length: 999 years with 988 years remaining
Fees: Service charge £90 pcm (£1080 pa)
Council Tax Band: B
EPC Rating: C
Broadband: Available

Clapham Station

The hamlet of Clapham Station on the western edge of the Yorkshire Dales National Park. The nearby village of Clapham is very much a gateway to the Dales, with a delightful nature reserve providing access to Ingleborough Cave, Troller's Gill, Gaping Gill and Ingleborough itself. The village has a shop and pub. Nearby market towns include Settle, Bentham and Kirkby Lonsdale, with the A65 providing access to the Lake District. The location is also ideal for the Forest of Bowland and Morecambe Bay.

Entrance Hall

Painted floorboards, column radiator, telephone door entrance system, heating controls, cupboard.

Open Plan Kitchen/Dining/Sitting Room

Kitchen Area



Painted floorboards, range of shaker style wall and base units with complementary solid wood worktops, Belfast sink with mixer tap, integrated oven, hob and extractor hood, dishwasher, washing machine, space for tumble dryer and fridge.

Sitting Room



Painted floorboards, two radiators, ceiling coving, double glazed timber doors to patio.

Bedroom



Seagrass flooring, column radiator, ceiling coving, double glazed timber doors to patio.

Bathroom



Tiled floor, heated towel rail, toilet, wash basin, bath with hand shower and drenched shower, cupboard, extractor fan.

Cellar Storage

Secure shared cellar storage room, offering superb additional dry storage space.

External

Private Patio Garden



Large low maintenance paved patio garden, fence enclosed with access gate. Providing plenty of storage space for outdoor equipment.

Parking



Gated enclosed designated parking space for one car plus visitor space.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as agents in the sale of the property, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

At the point an offer is accepted, an Onboarding Fee of £25.00 (inc. VAT) will be payable. This fee

covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

You can pay this fee securely online at:
https://shorturl.at/zAqJj

FINANCIAL ADVICE
Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.
Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

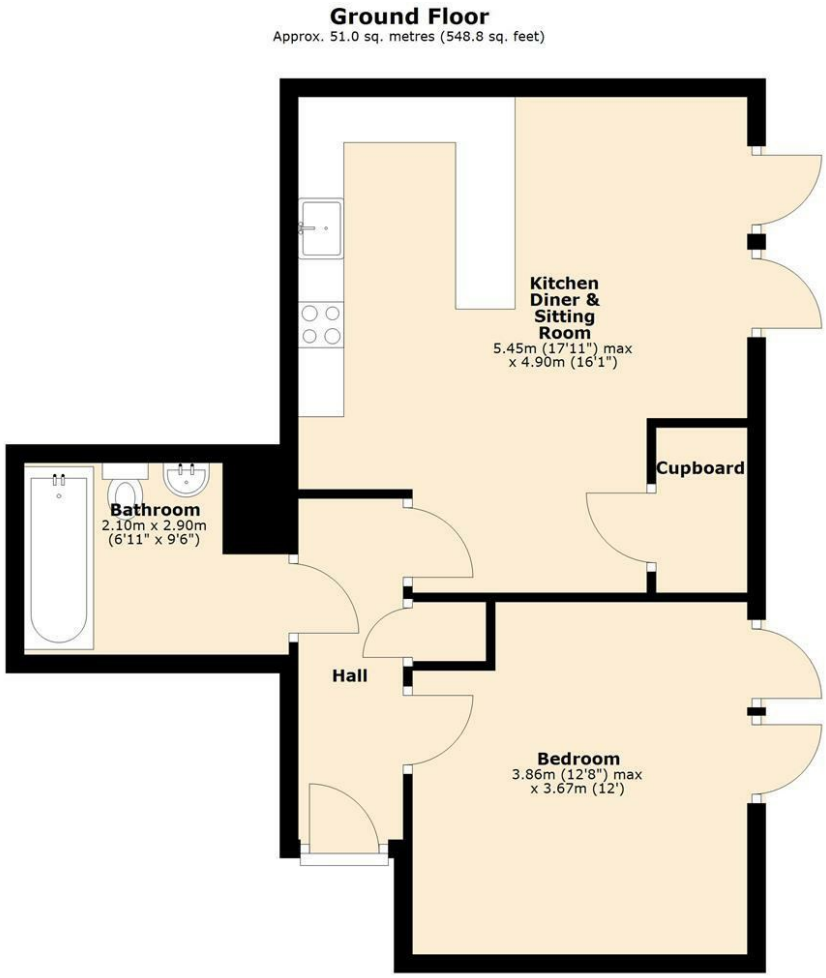
MARKET APPRAISALS
If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

INTRODUCERS FEES
Fisher Hopper Ltd receives and introducers fee from Napthens Solicitors of £100.00 + VAT for all successful introductions.

FISHER HOPPER
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FLOOR PLANS
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

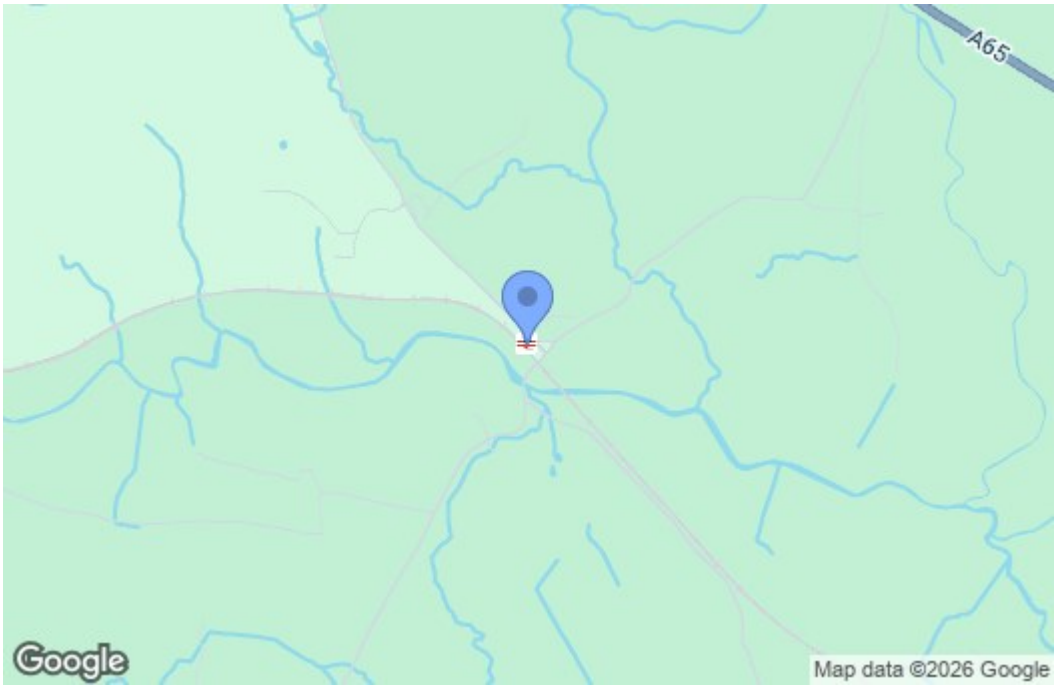
Floor Plan



Total area: approx. 51.0 sq. metres (548.8 sq. feet)

3 Farrer lodge, Clapham Station

Area Map



Energy Efficiency Graph

