davis & bowring
estate agents

OLD SCHOOL HOUSE

£775,000

Newby, LA2 8HR

Simply stunning - a former school converted to create a unique detached property situated in an elevated position overlooking the village green with delightful gardens and splendid views.

Welcoming, light, bright and versatile accommodation with entrance hall, cloakroom, studio/bedroom 4, double height galleried sitting room open to living/dining kitchen, boot room, pantry/utility room. En suite bedroom with kitchenette and external access, currently used as an Airbnb. Gallery landing/study, bedroom 2, house bathroom and generous en suite principal bedroom. Open fronted garage, attached workshop with potential to convert (subject to consent), car port, gated driveway parking, greenhouse, potting shed and garden store. Private gardens with lawns, wildlife pond, covered decking, mature planted trees and shrubs, fruit trees, seating areas, verandah with access to cellar.

Escape to the country to this picturesque rural hamlet with excellent connectivity and accessibility to road and rail links.





Welcome to **OLD SCHOOL HOUSE** **£775,000**

Newby, LA2 8HR

One of the lesser known hamlets and all the more special for it, Newby, in the parish of Clapham-cum-Newby, sits at the foot of magnificent Ingleborough, one of the famous Three Peaks and is just outside The Yorkshire Dales' boundary. The open beauty of the surrounding fells, crags and limestone pavements has been loved for generations - this is your opportunity to live in it. The village itself has a chapel, village green and a café (Goat Gap). You probably don't need an introduction but just in case, here's our whistle-stop tour!

It's perfect if you love any aspect of outdoor life - the **Yorkshire Dales National Park** and neighbouring **Forest of Bowland National Landscape** as well as the **Lake District National Park** and the **Lune Valley** offer something for everyone. The Three Peaks (Ingleborough, Pen-y-ghent and Whernside) and White Scar Caves are all close by.

Here you are surrounded by great towns, villages and local amenities - **Clapham** (1.7 miles), **Ingleton** (3.3 miles), **Giggleswick** (7.5 miles), **Settle** (8 miles) and **Kirkby Lonsdale** (9.7 miles). Between them you've everything pretty much covered with a good range of commercial and recreational amenities.

Ingleton is a tourist destination with a choice of eateries, the Mason Arms public house, a church, doctor's surgery, gift shops and an outside heated pool as well as the fabulous Waterfalls Walk. For general supplies, there's a Co-op and an Asda Express/petrol station. The charming village of Clapham has a selection of local facilities including an awarding-winning community run village store, a church and village hall, a pub with letting bedrooms (The New Inn), guest houses and cafés and a nature trail through beautiful woodland leading to Ingleborough Cave, which is open to the public. All in all, **a great community to join**.

There's also a number of **excellent independent retailers** in the area including The Courtyard Dairy (a speciality cheese shop), Growing with Grace (an organic farm shop), Seasons Bakery (try their award winning sourdough!) and Country Harvest (a one stop shop for its deli, gifts, clothes and cafe).

Further afield, Lancaster (19.6 miles), Skipton (22.9 miles) and Kendal (23 miles) - all with historic castles, weekly markets, canals and further education establishments. Lancaster and Oxenholme, Kendal (20 miles) also have stations on the West Coast mainline so you've good access to major cities and Settle has a branch line station on the famous and historical Settle to Carlisle line.

Putting education first - primary schools are in Ingleton, Giggleswick and Austwick. There are secondary schools at Settle, Lancaster and Kirkby Lonsdale, as well as Boys' and Girls' Grammar Schools at Lancaster and Skipton. Independent schools are at Sedbergh (with the Preparatory school at Casterton) and at Giggleswick.

Connectivity

Travel by train - from Clapham station, there are services to Leeds and Skipton and on the West Coast mainline direct services to London Euston (in under three hours), Manchester (and airport), Birmingham, Glasgow and Edinburgh; **by road**, access to the M6 is at J34, 17.5 miles distant and **by air** - Manchester Airport (72.4 miles), Liverpool Airport (85.3 miles) with Leeds Bradford Airport (41.8 miles) the closest airport for jetting off.

To find the property - from Kirkby Lonsdale head east towards Settle along the A65. Proceed through Ingleton and after approximately 2.9 miles, turn left (signposted Newby) onto Henbusk Lane, immediately before the Goat Gap Café. Continue into the village, and Old School House is the last property on the left in an elevated position overlooking the village green. The property is c. 0.3 miles off the A65.

What3words reference: ///hourglass.reform.dive takes you to Henbusk Lane

















Unique (adj.), distinctive, individual, special

If you want to stand out from the crowd with your property choice and not settle for anything distinctly average, then consider this!

Converted from the former village school in the early 1980's, later extended and then fully refurbished by the current owner since their purchase in 2016, Old School House is a welcoming, detached property with a versatile and sociable layout, wonderful natural charm, extremely light and bright spaces (it's south facing!) and a gross internal measurement of 2179 sq ft (202.4 sq m) excluding the cellar.

Situated in a desirable and idyllic hamlet setting, slightly elevated overlooking the village green, the property also enjoys splendid countryside views to the front and rear and delightful gardens.

Currently offered as a very successful Airbnb, an en suite bedroom on the ground floor with external access is hugely popular with walkers and climbers visiting the area. This space is also perfect for a dependent relative or visiting family and friends.

We certainly recommend viewing, but for a taster, let us take you on a tour...

Stone steps lead to a **verandah entrance** and into the **part double height hall** with stone flag floor. Off here, is a two piece **cloakroom** with a tall window and a copper wash basin set on a wrought iron former sewing machine table with wood top and a WC with high level cistern.

The dual aspect **studio/bedroom 4** also has a skylight window and glazed double doors which allows the natural light to flood in.

The vaulted **sitting room**, open to the living/dining kitchen, is double height and has a skylight window and three tall windows, which have shutters to the lower panes. There is a wood burning stove set on slate hearth. Two stone steps lead down to the welcoming and sociable **living/dining kitchen** with windows (part shuttered) to the southerly and westerly elevations. There's a base unit, slate worktop, double pot sink, freestanding unit with wood worktop, Neff oven and induction hob and space for an undercounter refrigerator. A feature leaded glazed panel separates the kitchen from the **boot room** with stable door to outside and also a practical **pantry/utility room** with sink unit, wood shelving and space for an undercounter dishwasher, washing machine and tumble dryer.

To complete the ground floor, **bedroom 3** (shaded blue on the floor plan) has a **kitchenette**, glazed double doors out to a circular **seating terrace** and a **shower room**.

Off the hall, a staircase leads to a **gallery landing** with glass balustrade, skylight window and lovely views across rooftops to open countryside. This space would be perfect as a library, study or office. Off the landing is a built-in cupboard with hot water cylinder, a **house bathroom** with three piece suite and large skylight window with a splendid outlook and bedroom 2 with low level windows

Off here, a short flight of stairs lead down to the generous **principal bedroom** (formerly two rooms) with skylight window and windows to one wall from which to enjoy the lovely outlook. The spacious **en suite four piece bathroom** has countryside views, a free standing roll top bath, walk-in shower and pot sink set on a console table.

Outdoor space

A five bar gate with pedestrian provides access into a gravelled drive with circular sets. There's further **parking** to the west of the front garden for two vehicles, covered in the spring by a fragrant wisteria and with wrought-iron railings and stone steps up to the garden.

Access to a full height **cellar** with battery storage for the solar panels, power and light is via a trap door (restricted access) on the verandah.

A detached **open fronted garage/store** with power and water is situated to the east of the house. There is also an attached **insulated workshop**, c. 16' x 8' (4.88 m x 2.44 m) with power, light, skylight and window, which could be converted, subject to consent.

Delightful, mature private gardens surround the property and are a haven for wildlife. To the east, stone steps lead to a lawn, deep planted beds, **pond**, **covered deck**, stone bench and stone steps up to another stone bench, set against the stone wall boundary with an opening in the planting to provide wonderful views across fields to the fells.

To the south, is a garden with gravel paths, shrubs and roses. Around to the west, is a **greenhouse**, **potting shed** and **garden store** and to the north a circular seating terrace, wood bench, gravel path and elevated garden with lawn, fruit trees (apple and plums), blackcurrant, gooseberry, rhubarb, herb garden and a banking of shrubs.

The boiler is housed in a small store at the rear.

Services and specifications

- Mains electricity, with new wiring throughout the property with a ELECSA certificate issued January 2021
- Mains water and drainage
- Oil fired central heating with pressurised system. The Worcester Bosch boiler was installed in 2018/19
- Multi-fuel stove in the sitting room and a wood burning stove in the studio/bedroom
- Solar boost heats the hot water reducing the oil usage
- Solar panels (16), along with battery storage, large south facing window and high standard of insulation. The owner currently has a surplus of electricity.
- B4RN Broadband 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.
- Double glazed windows throughout
- Exposed floorboards in the sitting room, living/dining kitchen, studio/bedroom 4, bedroom 2, principal en suite and house bathroom
- Stone flag floor in the entrance hall, cloakroom and utility/laundry room.
- Underfloor heating in the boot room and pantry/utility room
- External lights
- External water taps
- Power and water in the open fronted garage and power and light in the workshop
- Power and light connected to the wooden deck

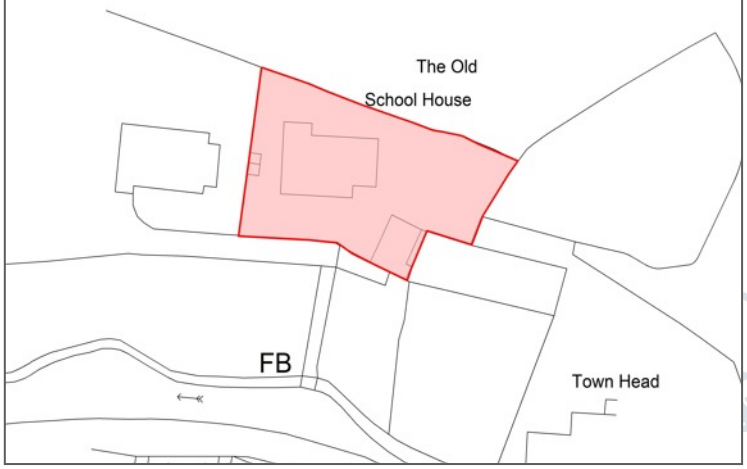








Sale plan - not to scale
For illustrative purposes only





The finer details

Council Tax

Old School House is currently banded F 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

- Included in the sale: carpets, blinds and light fittings
- Freehold, vacant possession on completion
- Access to the property is owned by the Ingleborough Estate with a legal right of way to the property.

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

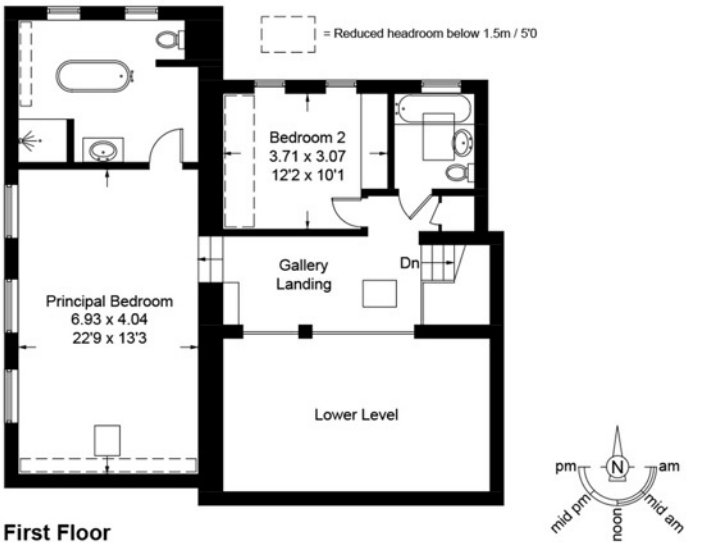
015242 74445
sales@davis-bowring.co.uk

www.davis-bowring.co.uk

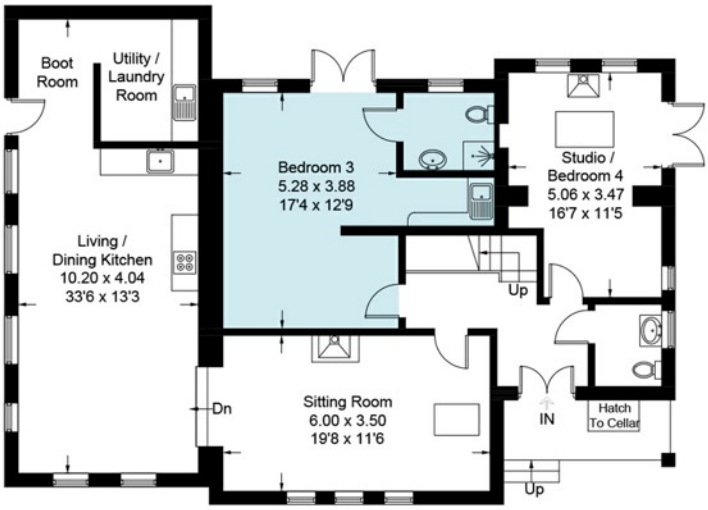
davis & bowring
estate agents

Old School House, Newby, LA2 8HR

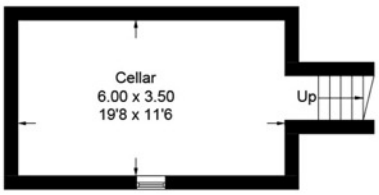
Approximate Gross Internal Area = 202.4 sq m / 2179 sq ft
Cellar = 22.9 sq m / 246 sq ft
Total = 225.3 sq m / 2425 sq ft



First Floor

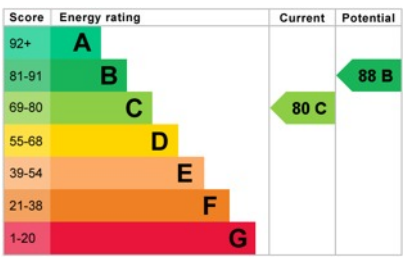


Ground Floor



Cellar

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1329805)



IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.