



## 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.

Combining character accommodation, extensive gardens and a wealth of period features, Croft House represents a rare opportunity to acquire a distinctive Grade II Listed home within an attractive setting.

- 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**



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## THW Estate Agents

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