

Clapham

£650,000

The Shieling, Newby, Clapham, Lancaster, LA2 8HT

Nestled within the picturesque village of Newby Cum Clapham, The Shieling is a charming and beautifully presented barn conversion, perfectly positioned in front of a well-maintained village green and at the rear, the magnificent peak that is Ingleborough. Set within a friendly and welcoming community, the property offers a wonderful combination of traditional character, generous living accommodation, beautiful gardens and stunning surroundings. The property has previously been granted planning permission for a three bedroom house in the grounds of the property.

Quick Overview

- Beautiful Barn Conversion
- Large Garden
- Surrounded by wildlife
- Character Features
- Development Potential
- Private Outdoor Space
- Excellent Transport Links
- Spacious Living Areas
- Parking for multiple vehicles
- Ultrafast Broadband Available



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B4RN



OFF ROAD
PARKING

Property Reference: KL3742



The villages of Newby and Clapham combine the attractions of rural living with a high degree of accessibility and convenience. The village of Clapham with its award-winning community shop, pub cafes and railway station is just a mile away and there are regular bus services from Newby to the local towns of Skipton, Settle and Kirkby Lonsdale. The local village primary schools at Ingleton and Austwick together with secondary schools in Kirkby Lonsdale and Settle are all highly regarded both by local parents and Ofsted ratings.

Sitting on the lower slopes of Ingleborough the area offers a fantastic base for walking, cycling or caving. It lies between Lake District and Yorkshire Dales National Parks adjacent to the National Landscape of the Forest of Bowland and both Cumbrian and Yorkshire coasts are easily reached.

Approached via an unadopted stone driveway crossing the village green. The Shielling provides parking for three-four vehicles within a walled area of hard standing leading into the garden. There is also an integral garage with doors which echo the huge window on the front of the property. Parking facilities provide additional space for family and multiple guests, making the property particularly practical for entertaining and also allowing the garage to be used as storage/utility space.

The front entrance to the Shielling provides a practical and welcoming first impression. A porch with its tiled floor, is an ideal space for storing coats, boots and walking equipment. This opens into a split level, open-plan living and dining area which is the heart of the home combining comfort and an abundance of character. The living spaces are carpeted throughout and benefits from a large floor to mid-ceiling window, flooding the room with natural light and drawing attention to the beautiful surroundings. The step down into the living area adds definition and character, while an integrated multi-fuel fireplace provides a cosy focal point, framed by attractive stone detailing that further enhances the property's traditional barn character.

The ground floor provides two generous double bedrooms, offering excellent flexibility for family living, guests or home working. Bedroom Two is currently used as an office but would make a lovely and very spacious double bedroom. Featuring high ceilings and a rear-facing window overlooking the garden, it enjoys a peaceful outlook and plenty of natural light. Positioned between the two ground floor bedrooms is the family bathroom, fitted with a WC, wash basin and large bath, with tiled walls and practical vinyl flooring. Bedroom Three is another well-proportioned double bedroom, also enjoying a rear-facing aspect overlooking the garden.

The bright and spacious kitchen provides an excellent practical hub for the home, with a door leading directly out to the rear garden and an additional connecting door into the garage. The kitchen features a Rangemaster cooker that was recently installed. It provides five gas hobs, together with an integrated glass induction hob. There are additional induction cooking facilities providing excellent cooking space for small or large families. There is also a dual sink, a good range of wall and base cabinetry, attractive tiled flooring and space for everyday appliances. Space for both fridge and dishwasher are in the kitchen and other appliances can be housed in the garage utility space. This currently houses a large second fridge, washing machine and boiler - keeping the kitchen attractive and functional.





A striking dark wooden staircase leads to the first floor, where an open gallery landing overlooks the living and dining area below. This creates a wonderful sense of space and allows the character of the barn conversion to continue throughout the upper floor. Bedroom One is a particularly impressive and generous room, making it an ideal principal bedroom. The vast space is complemented by original low timber beams running across the ceiling, giving the room an intimate yet spacious feel. The second, first-floor bedroom is another comfortable double room, positioned at the front of the property and benefiting from plenty of natural light. This versatile space would make an ideal guest bedroom, children's room or additional living space.



A second family bathroom is located on the first floor, featuring a walk-in shower, wash basin and WC. A Velux window allows natural light into the room, creating a bright and airy finish.



Accessed directly from the kitchen, the rear garden is undoubtedly one of The Shieling's most appealing features. A traditional dry stone wall gently separates the immediate patio garden from the larger grounds beyond. The patio provides an ideal space for relaxing, dining and entertaining, while the surrounding planting creates a wonderfully private atmosphere. The garden is beautifully established, with colourful flowers, mature trees, abundant wildlife and a well-maintained lawn. One of the property's interesting features is the natural stream that runs quietly into the garden, fed by the waters of Ingleborough. Culverted to maintain useful garden space and combined with the surrounding greenery, it creates a wonderfully peaceful and private outdoor setting, providing a beautiful backdrop to everyday life. The larger garden also presents an exciting opportunity for potential future development if required, having previously benefited from planning permission.



The Shieling offers a rare opportunity to own a characterful barn conversion in the heart of Newby cum Clapham, surrounded by some of the Yorkshire Dales' most spectacular scenery and with Ingleborough standing proudly adjacent. The home is ideally placed for those who enjoy walking, nature and village life. Combining original architectural features with generous accommodation, a large private garden, garage, ample parking and potential for future development, The Shieling is a distinctive and welcoming home in a truly beautiful setting.

Room measurements

- Garage** 16' 4" x 13' 2" (5.00m x 4.02m)
- Entrance** 5' 2" x 7' 1" (1.59m x 2.18m)
- Living/Dining Area** 17' 2" x 34' 9" (5.24m x 10.60m)
- Bedroom Two** 14' 10" x 11' 5" (4.54m x 3.49m)
- Downstairs Bathroom** 7' 8" x 7' 5" (2.34m x 2.27m)
- Bedroom Three** 7' 7" x 11' 10" (2.32m x 3.62m)
- Kitchen** 11' 9" x 13' 1" (3.59m x 3.99m)
- Landing** 5' 11" x 19' 0" (1.81m x 5.81m)
- First Floor**
- Landing** 5' 7" x 11' 8" (1.71m x 3.57m)
- Bedroom One** 17' 3" x 16' 11" (5.28m x 5.18m)
- Bedroom Four** 10' 10" x 9' 6" (3.32m x 2.91m)
- Upstairs Bathroom** 6' 0" x 6' 0" (1.84m x 1.84m)





Property Details

Parking: Off Road Parking

Tenure: Freehold

Services: Mains Gas, Mains electricity, Mains water and mains drainage

Council Tax: Craven Council Tax - F

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings: Strictly by appointment with Hackney & Leigh.

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Floor 0



Floor 1



Approximate total area⁽¹⁾

175.1 m²
1885 ft²

Reduced headroom

2 m²
22 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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