



Honeysuckle Cottage, 3 Old Masons Yard, Clapham, Lancaster, LA2

A deceptively spacious three-bedroom stone-built cottage with private garden and parking tucked away within a charming setting in the heart of the highly desirable village of Clapham,

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Honeysuckle Cottage, 3 Old Masons Yard, Clapham, LA2 8EB

Lancaster 22 miles, Skipton 22 miles, Leeds 47 miles (all distances approximate)

Offers in excess of: £372,000

- Three double bedrooms
- Generous dining kitchen
- Separate lounge
- Ground floor shower room and first floor bathroom
- Useful outbuilding store
- Private garden



General remarks

A deceptively spacious three-bedroom stone-built cottage tucked away within a charming courtyard setting in the heart of the highly desirable village of Clapham, within the Yorkshire Dales National Park. Offering over 1,100 sq ft of accommodation, Honeysuckle Cottage blends character, generous living space and village convenience, making it an ideal home.

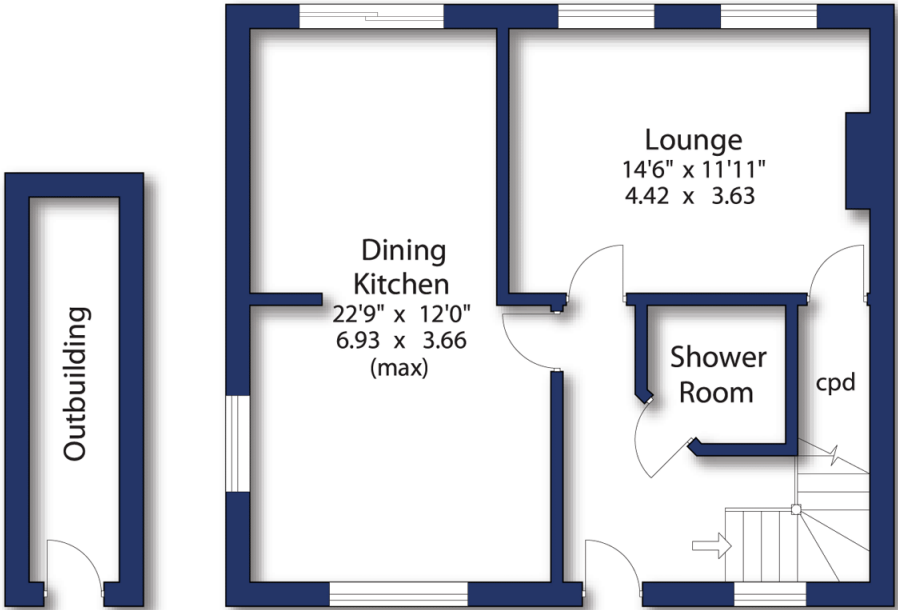
The accommodation is both practical and versatile. The property is entered via a welcoming hallway with stone floor and staircase to the first floor. To the rear is a comfortable lounge, a bright and inviting room with wood floor, feature wood burning stove and access to a spacious understairs cupboard. Adjacent to the living room is an impressive dining kitchen with stone flagged floor, a particularly spacious room forming the heart of the home. The kitchen is fitted with a range of units including integrated electric oven, hob, washing machine and slimline dishwasher. The room offers excellent space for cooking, dining and entertaining. A ground floor shower room adds further convenience.

To the first floor the property offers three well-proportioned double bedrooms, with the main bedroom

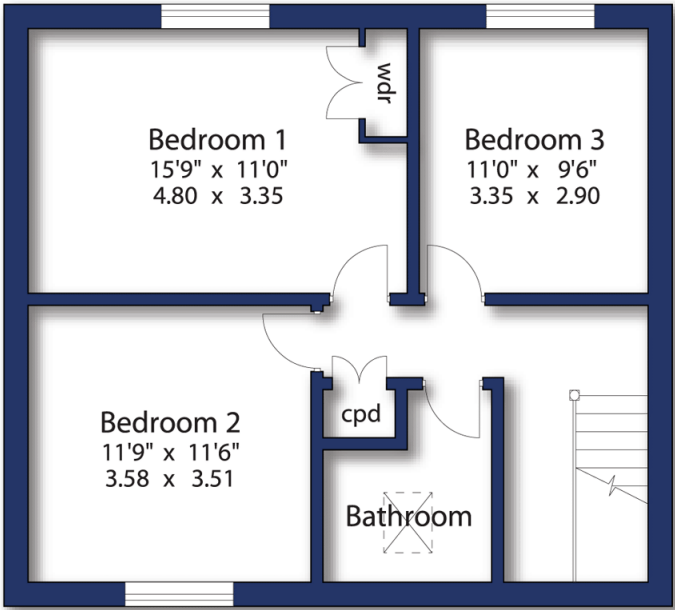
benefitting from a built-in wardrobe. The accommodation is served by a house bathroom. There is a generous storage cupboard accessed from the landing which houses the boiler.

Externally the property has a small fore garden, private parking and a splendid rear garden with lawn, patio and raised vegetable beds. The property also benefits from a useful outbuilding/store, ideal for bicycles, outdoor equipment or additional storage.

Clapham is widely regarded as one of the most desirable villages within the Yorkshire Dales National Park, offering a strong community atmosphere together with excellent amenities including a village shop, cafés, public house and a railway station providing convenient links to Leeds and Lancaster. The A65 is easily accessible and the surrounding countryside provides outstanding walking and outdoor pursuits, including the renowned Clapham Nature Trail, Ingleborough Estate and Ingleborough Cave.



Ground Floor



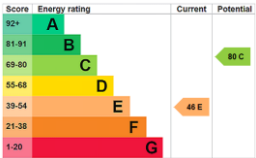
First Floor

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Contact us



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Directions

Leave Settle on the B6480 heading west towards Clapham / Ingleton. Continue for about 5–6 miles until you reach the A65 junction at Clapham. Take the first right turn into Clapham village from the A65. Drive into the village and cross the small river bridge. Take the second turning on the right onto Cross Haw Lane. Continue up Cross Haw Lane for around 400 yards, Old Masons Yard is on the right-hand side.

What3Words dark.absent.poetic

Local Authority & Council Tax Band

- North Yorkshire Council (Located within the Yorkshire Dales National Park)
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- Mains electricity, water and drainage are installed. Domestic heating is from an oil-fired boiler.
- Private tandem parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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