



Barn Cottage, Riverside, Clapham, Lancaster, LA2 8DR

A beautiful two bedroom cottage located in the heart of Clapham village, a short walk from local amenities.

3 High Street, Settle, North Yorkshire, BD24
9EX

Tel: 01729 823921

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Barn Cottage, Riverside, Clapham, Lancaster, North Yorkshire, LA2 8DR

Lancaster 21 miles, Skipton 22 miles, Leeds? miles (all distances approximate)

Guide Price: £295,000

- Two-bedroom character cottage
- Spacious dining kitchen
- Living room with wood-burning stove
- Stylish contemporary shower room
- Popular Dales village location
- Ideal permanent home, holiday retreat or investment property



General remarks

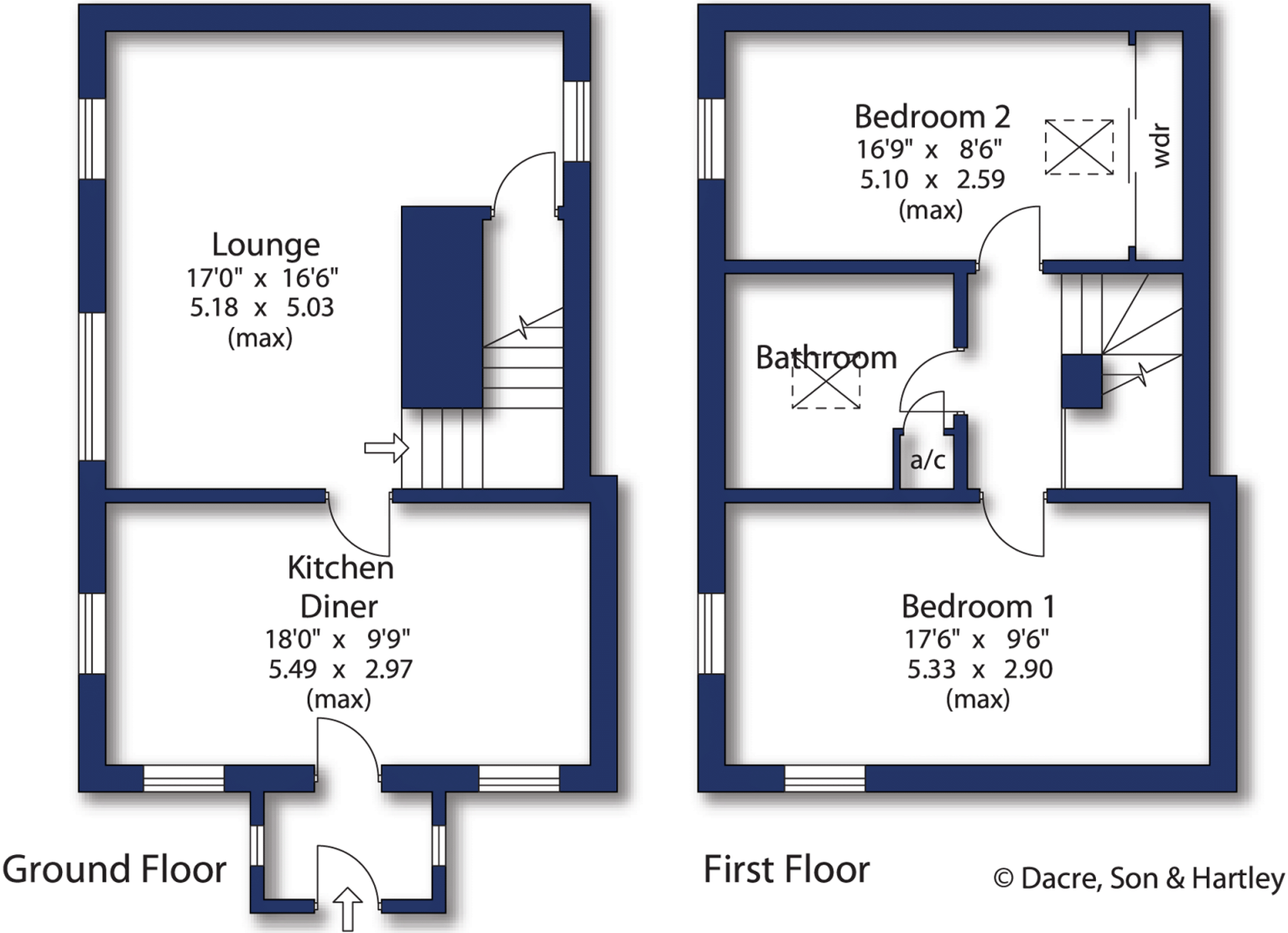
Refurbished by the current owners, this beautifully presented cottage has been thoughtfully updated throughout and is sure to appeal to a wide range of buyers.

The ground floor features a practical entrance porch with space for coats and shoes, leading through a part-glazed internal door into the spacious dining kitchen. The kitchen is fitted with a range of matching wall and base units complemented by work surfaces and a stainless steel sink with mixer tap. Integrated appliances include an electric hob with extractor hood, single oven, fridge and freezer, while there is also space and plumbing for a washing machine. The generous living room provides a warm and welcoming atmosphere, featuring fitted carpets and an attractive wood-burning stove set on a hearth, creating a charming focal point. An understairs cupboard offers useful additional storage. From the living room, steps rise to the first floor.

The first floor offers two well-proportioned double bedrooms, both providing comfortable and versatile accommodation. Bedroom two benefits from built-in wardrobes, offering excellent storage. The contemporary shower room is fitted with a stylish white suite comprising a wall-hung concealed-cistern dual-flush WC, a wash basin set within a vanity unit, a walk-in shower enclosure, a heated towel rail, and a Velux window providing natural light.

Externally, the property enjoys a flagged patio seating area with flowerbed enclosed by traditional stone wall. A useful garden shed provides additional external storage, while double gates offer the option of off-road parking, providing both flexibility and convenience. A garden opposite the property is currently occupied by the vendor on a Licence arrangement with the Ingleborough Estate. A prospective buyer would need to consult with Estate regarding a future arrangement.

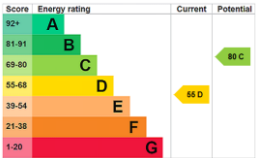
Floorplans



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Contact us



01729 823921



settle@dacres.co.uk

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.

What3Words cries.vouch.laser

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently D

Tenure, Services & Parking

- Freehold (Located within the Yorkshire Dales National Park)
- Mains electricity, water and drainage are installed. Domestic heating is from Aeroflow digital electric heaters
- Private driveway

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](https://www.gov.uk/government/checks/check-for-flooding-in-england)

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. Dacres Ref: SET260125