



## Guide Price £385,000

- Attractive cottage on edge of Yorkshire Dales National Park
- Three double bedrooms (one en suite) and contemporary house bathroom
- Enclosed garden and off street parking
- Located between Settle & Kirkby Lonsdale
- Train station within 1 mile with direct trains to Leeds and Lancaster
- Good access to the national road network

### Buttercup Cottage, 2A Old Masons Yard, Clapham, Lancaster, LA2 8EB

A thoughtfully planned conversion situated within the Yorkshire Dales National Park and the delightful and unspoilt village of Clapham. A three bedroom cottage set within comfortable travelling distance of Skipton, Lancaster and Kendal.

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## Buttercup Cottage, 2A Old Masons Yard, Clapham, North Yorkshire, LA2 8EB

Settle 6 miles, Skipton 23 miles (all distances approximate)

### General remarks

A generously proportioned three bedroom cottage located in the sought after village of Clapham. This conversion by FMS Developments Limited, local builders who build a very high

quality product, offers a high specification of living, which will suit a wide variety of purchasers.

The property briefly comprises; utility, wc, kitchen/diner to the ground floor. To the first floor there are three bedrooms (one en suite) and a house bathroom.

Externally to the front of the property is parking for two cars and a private enclosed garden.

Clapham is a beautiful village which has excellent road links with business centres as far apart as Lancaster, Skipton, the East Lancashire conurbation and Kendal. A little further afield, international flights can be accessed at Leeds Bradford and Manchester Airports. Clapham is a charming village community

nestling beneath majestic Inglebrough, one of the famous Yorkshire Three Peaks. The community enjoys a surprisingly broad range of amenities including local shops and cafés, a village hall, public house and a picturesque ancient church. Primary, secondary and independent schools are within comfortable daily travelling distance. The countryside which surrounds Clapham offers many an opportunity for rural pursuits – from peaceful woodland walks to more challenging hikes within the Three Peaks area. Both the Yorkshire Dales Cycle Way and Pennine Bridal Way pass through Clapham.

## Directions

On entering Clapham from the first junction on the A65, pass the New Inn and bear left over the humped back bridge. Cross Haw Lane is the second turning on the right. Turn up Cross Haw Lane and proceed for approximately 400 yards. Old Masons Yard is on your right hand side.  
what3words configure.edge.stammer

## Local Authority & Council Tax Band

- North Yorkshire Council - Located within the Yorkshire Dales National Park
- Council Tax Band NA

## Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage to be connected. Domestic heating will be from an oil fired boiler.
- Allocated 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 £26.10 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.

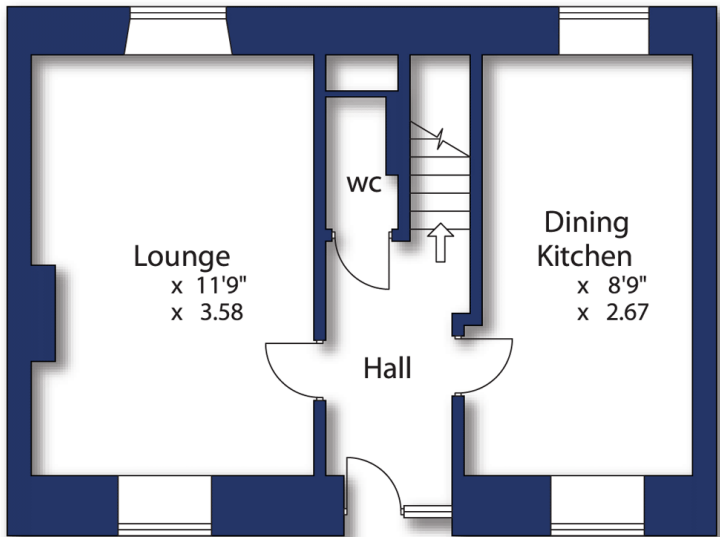
## Referral fees

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.

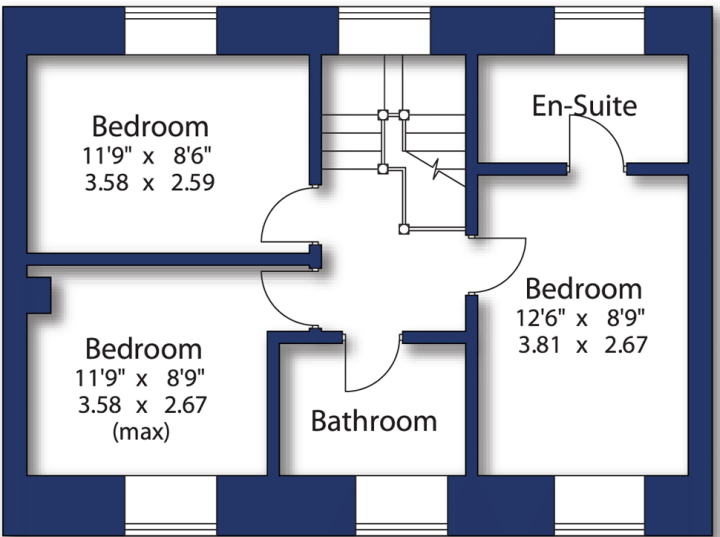
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# Floorplans



Ground Floor



First Floor

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