

## BROOK HOUSE

£495,000

Clapham, LA2 8ER

**In an edge of village position with a splendid aspect to the front towards the leafy riverbank and over open fields to the rear, an attractive, double fronted end terrace, period property.**

With scope to upgrade further, modern appointments sit alongside lovely original features in this spacious, light and welcoming property. Entrance hall, two reception rooms, kitchen, playroom, utility/boot room, cloakroom and large store, four bedrooms, three en suite bath/shower rooms and a house bathroom. Gravelled foregarden as well as a rear yard and a generous lawn garden bordering open countryside.

**A picturesque and charming village, partially within the Yorkshire Dales National Park, convenient for the A65 and rail links.**





## Welcome to **BROOK HOUSE**

**£495,000**

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### Here's our TOP 10 reasons to love Brook House:

1. **Splendid aspect** - in a peaceful setting, the property enjoys open countryside views to the rear and a leafy outlook over Clapham Beck to the front.
2. **Village life beckons...** Clapham is a picturesque and much sought-after village with a welcoming and close community. Walk straight out into the Dales from the front door, as Brook House sits just outside the National Park boundary. For further information on the surrounding area, please see page 5.
3. **An attractive, double fronted, end terrace period property** with spacious and light accommodation set over two floors and a GIA of c. 1952 sq ft (181.4 sq m).
4. **Potential to upgrade** - formerly a B&B in the recent past, Brook House has been modernised but there is now an ideal opportunity for new custodians to enhance further and maybe reconfigure the current layout.
5. **Character features remain** with a decorative tiled floor in the entrance hall, marble fireplace with decorative tiled slips in the dining room, wooden fireplace with cast iron backplate and stone hearth in the sitting room, alcove cupboard, corning, window seats, dado rails, sash windows set in stone mullions, meat hooks in the playroom, pine four panel and tongue and bead doors and a dressed stone door surround.
6. **Come on in** - a part glazed door leads into the entrance hall with understairs cupboard and a pedestal wash basin. The **dining room** is to the right with electric stove and a hatch through to the kitchen. To the left off the hall is the dual aspect, light and airy **sitting room** with recessed bookshelves. The **playroom**, with recessed shelving, could be a study/home office or incorporated into the sitting room. Off here, a door leads into a **utility/boot room** with plumbing for a washing machine, boiler cupboard, **large store, cloakroom** and external access. The modern **kitchen** is fitted with cream Shaker style base and wall units, wood worktops, undercounter space for a dishwasher, integral appliances including electric oven, grill and warming tray, five ring gas hob, microwave and refrigerator. There's also a lovely view down the garden from the sink unit.
7. **Sleep tight** - off the landing, with built-in cupboard are three double bedrooms and a fourth single, three being en suite. The principal bedroom also has a walk-through dressing room.
8. **Bath/shower rooms** with a three piece house bathroom, an en suite bathroom and two en suite shower rooms.
9. **Parking** - whilst there isn't private parking, there is generally ample unrestricted parking immediately outside the property.
10. **Front and rear gardens...** enjoy coffee in the morning sun overlooking the beck and watching the sunset over the fields from the rear garden. A wooded gate leads to the foregarden with low stone wall boundary, gravel terraces, lavender and buddleia and a central path leading to the front door. Perfect for children and dogs, the private garden to the rear has a small paved yard with stone steps leading to a large level lawn, laurel hedge, greenhouse, small wildflower garden, planted borders, stone walling to two sides and wonderful far reaching views across open fields. There is pedestrian access from the garden to the front across the neighbouring property's drive.







## Surrounded by magnificent scenery

**Clapham** is a quaint and picturesque village, partially situated within the Yorkshire Dales National Park with pretty houses either side of the central beck. There are a selection of local facilities including Post Office/village store, church, village hall, railway station, The New Inn public house, guest houses and cafes (our favourites are The Old Sawmill cafe and Paul Pedals), craft shops as well as an organic vegetable shop .

**Austwick** (1.8 miles) has a church, post office/village store, primary school, village hall and tennis/bowls sports club. There's a choice of places to eat, The Gamecock Inn as well as the well-respected Traddock Country Hotel. The village also plays host to the annual Cuckoo Street Festival.

**Ingleton** (4.7 miles) has a choice of eateries, pubs, gift shops, an outside heated pool (open May to September), church, doctor's surgery, a Co-op and an Asda Express/petrol station.

The bustling market towns of **Settle** (10.2 miles) and **Kirkby Lonsdale** (10.8 miles) have a great range of independent shops, pubs, cafes, Booths supermarkets and weekly markets held in the squares.

Further afield, **Lancaster** (20.5 miles) and **Skipton** (21.2 miles) both with historic castles, weekly markets, canals and further education establishments.

**For those keen on outdoor pursuits**, the glorious country of the Yorkshire Dales National Park and the Forest of Bowland National Landscape are on the doorstep. The area is popular for caving and potholing (Ingleborough Caves and Gaping Gill) and whether you like to walk, run or cycle, there are many scenic routes on hand. The famous Three Peaks, Ingleborough, Whernside and Pen-y-Ghent are also close by.

**Putting education first** - the area is well-served by schools, including independent Giggleswick and Sedbergh as well as state schools, Settle High School and the well-regarded Queen Elizabeth School in Kirkby Lonsdale. Primary schools are at Austwick, Ingleton and Settle.

### Connectivity

**By road** - Clapham lies just off the A65 for travelling in an easterly and westerly direction. J34 of the M6 is 18 miles distant.

**By train** - situated a mile out of the village is Clapham station, located on the Airedale Line providing links to Leeds and Lancaster. Nearby Settle(21.7 miles) has a branch line station on the historical and scenic Settle to Carlisle service.

**Travel by air** - Manchester Airport (73.4 miles) and Liverpool Airport (83.2 miles) with Leeds Bradford Airport (40.2 miles) being the closest.

**To find the property** - head east along the A65 and take the second turning into Clapham onto Station Road. Brook House is the ninth property on the left hand side.

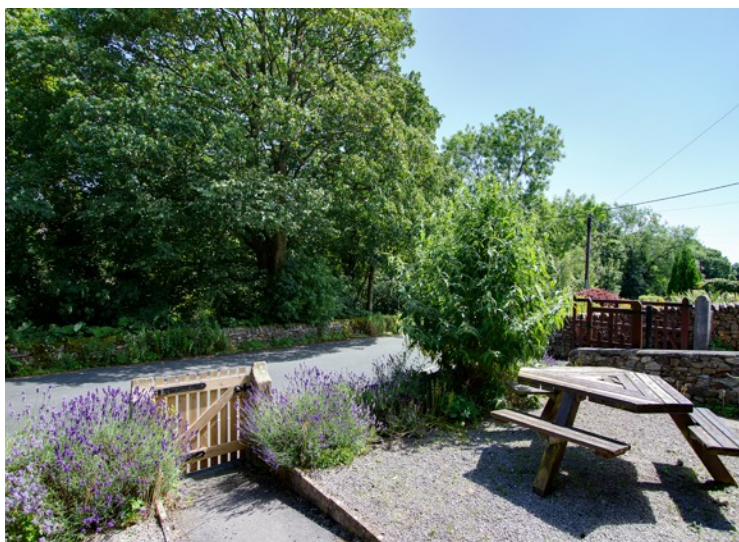
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## Services and specifications

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- Mains electricity and drainage
- Metered mains water
- Oil central heating
- LPG gas for the hob
- Open fire in the sitting room and an electric stove in the dining room
- Underfloor heating in the sitting and dining rooms
- A combination of single and double glazed windows
- B4RN Broadband is connected - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website [b4rn.org.uk](http://b4rn.org.uk).
- External water tap
- External light





## The finer details

### Council Tax

Brook House is currently banded E for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

### Local and Planning Authority

North Yorkshire Council

W: [www.northyorks.gov.uk](http://www.northyorks.gov.uk)

### Please note

- Included in the sale: carpets, curtains and blinds, curtain poles, light fittings, integral kitchen appliances and greenhouse.
- Specifically excluded: fridge/freezer and washer/dryer in the utility room
- There is a pedestrian right of way up the drive of the neighbouring property, Water Gap Cottage, to access the rear of Brook House
- Freehold, with vacant possession on completion

### Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

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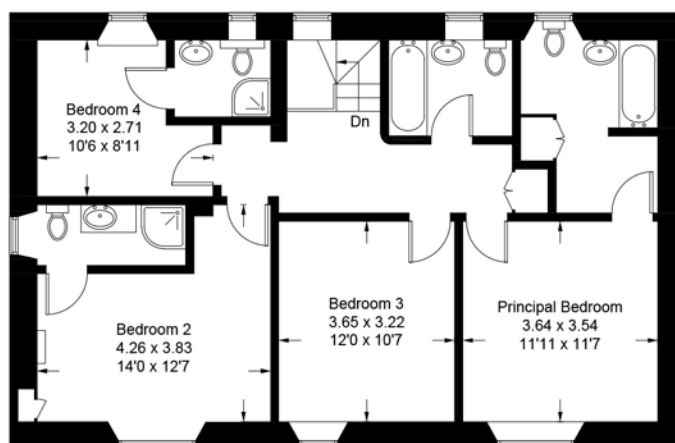
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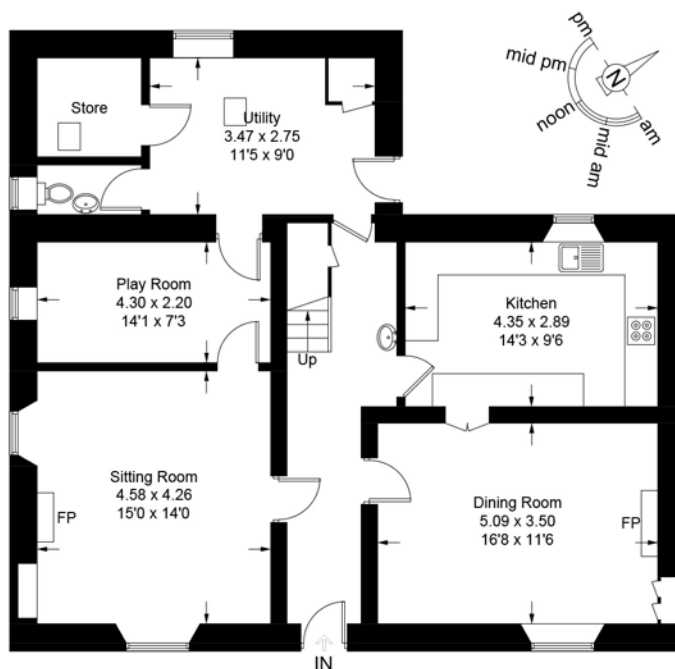
estate agents

## Brook House, Clapham, LA2 8ER

Approximate Gross Internal Area = 181.4 sq m / 1952 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1318444)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 49 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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