



Beckfield House







# Beckfield House

Cross Haw Lane, Clapham, LA2 8DZ

Beckfield House is a superb stone-built house located in the popular Yorkshire Dales Village of Clapham. Offering a flexible layout with four double bedrooms, two bathrooms and extensive living spaces on the ground floor that offers plenty of space to live, work and play which will perfectly suit growing families, particularly those who may be seeking that rural lifestyle.

With the convenience of a double garage and off-road parking, this home provides ample space for storage and hobbies. Step outside and discover the garden which adjoins rolling countryside, offering a tranquil and picturesque setting for an early morning coffee or something cooler in the evening.

## Quick Overview

- Splendid Detached Family Home
- Excellent Living Space for all the Family
- Four Double Bedrooms, One With En-Suite Shower Room
- Located Within the Village of Clapham
- Fantastic Gardens to the Front & Rear
- Integrated Double Garage
- Driveway Providing Off-Road Parking
- Well Presented Throughout
- Stunning Countryside Views
- Ultrafast 1000 Mbps Broadband Available\*





# Welcome

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Nestled within the picturesque setting of the Yorkshire Dales National Park, this beautifully presented home showcases a perfect blend of traditional features with contemporary design. The current owners have maintained the property well over the last 20 years, resulting in a delightful living space that exudes both character and comfort with traditional beams that run throughout the property.







## Location

Clapham is a beautiful village on the edge of the Yorkshire Dales with a vibrant community, local shop, a church and café. There are numerous footpaths and bridal-ways on your doorstep as the property is located at the foot of Ingleborough, one of the Yorkshire 3 Peaks. There is a local nature trail with a lake, waterfall and renowned show-cave.

Clapham is located just off the A65 between Settle and Ingleton and close to Kirkby Lonsdale which together offer a wide range of amenities and schooling options. Settle is within approximately eight miles and Kirkby Lonsdale some nine miles, there are railway stations at Clapham and nearby Settle providing services between Leeds, Lancaster and Carlisle. There is also bus stop in Clapham.





# An Inviting Entrance

## Specifications

**Kitchen/Diner**  
13' 0" x 11' 5" (3.96m x 3.48m)

**Utility**  
9' 10" x 5' 7" (3m x 1.7m)



Stepping inside, you are greeted by an inviting entrance porch, following the door into the light and spacious entrance hall that immediately captivates with its bright and light ambiance.

The entrance hall makes for a great dining area with space for a dining table. Beyond the dining space is a fully fitted kitchen with wall and base units and complementary worktops with a rangemaster oven, integrated NEFF dishwasher and one and a half ceramic sink beneath the window looking onto the rear garden.

The kitchen leads to a rear porch which has space for hanging coats and storing shoes with a door leading to the garden and another into the garage. Beyond the porch there is a useful utility room with base units and complementary working surfaces and sink. The utility also houses the boiler.



# Cosy Atmosphere

The living room boasts a focal point inset open coal fire, creating a cosy atmosphere. Natural light floods in through the front and side windows and patio doors lead onto the conservatory which has spectacular views of open countryside. Patio doors from the conservatory provide access into the rear garden, seamlessly connecting indoor and outdoor living.

Tucked away to the rear of the property is a lovely sitting room, perfect for a child's play room or home office with an electric fire and window to the rear aspect overlooking the garden. Adjoining this is that all important downstairs cloakroom with W.C and sink.

## Specifications

### Living Room

22' 10" x 11' 10" (6.96m x 3.61m)

### Conservatory

13' 6" x 10' 0" (4.11m x 3.05m)

### Sitting Room

11' 7" x 8' 7" (3.53m x 2.62m)







# The First Floor

## Specifications

**Bedroom One**  
13' 5" x 11' 11" (4.09m x 3.63m)

**Bedroom Two**  
12' 9" x 11' 5" (3.89m x 3.48m)

**Bedroom Three**  
11' 5" x 9' 10" (3.48m x 3m)

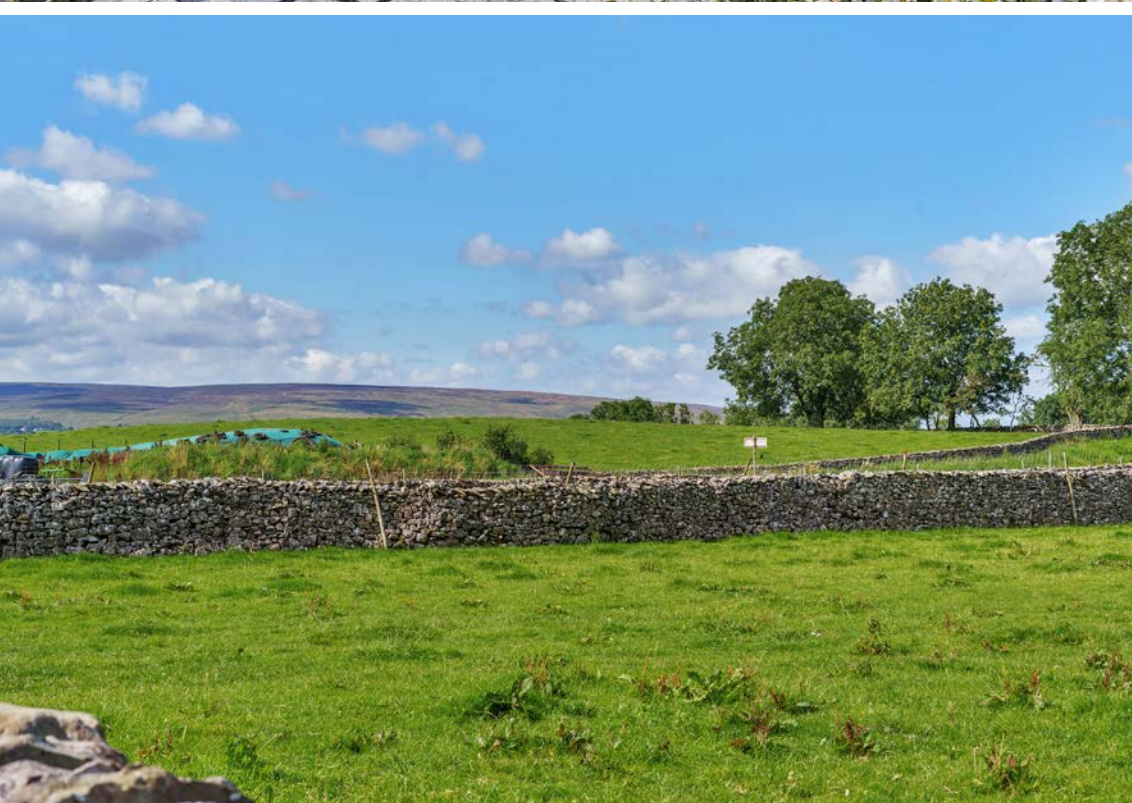
**Bedroom Four**  
11' 11" x 9' 2" (3.63m x 2.79m)

Ascend the staircase which leads to the gallery landing, light and spacious with a useful airing cupboard for linen. On the first floor there are four double bedrooms. The master suite has a window to the rear aspect and has a four piece en-suite with shower, W.C, bidet and vanity sink. Bedroom two and three are also good double bedrooms with pleasant outlooks onto the garden whilst bedroom four, slightly smaller but still generous, enjoys fitted wardrobes.

The family bathroom is a four piece suite comprising bath, shower, W.C. and sink, complete with heated ladder radiator, LED light up mirror and complementary tiled walls.











## Outside

A gravelled drive leads to the front of the property which provides off road parking for several cars and space for turning.

A pretty gravelled front garden wraps around to the rear, with a paved patio area for outdoor dining which leads to the expanse of lawn, the ideal spot to enjoy summer evenings, well screened from the quiet road by the mature trees and shrubs.

Tucked away to the rear of the property is a walled garden that adjoins rolling countryside and enjoys wonderful views. The beds and borders are well stocked, being planted with a wide variety of colourful shrubs, plants and climbers providing colour and interest throughout the seasons. For those who like to grow their own fruit and vegetables, this garden may just be the one for you! With a well kept vegetable plot and an array of fruit trees with a potted shed at the side of the house.

**Double Garage** with up and over door, power and light.

## Important Information

**Services:**

Mains Electric, Drainage and Water. Oil Central heating.

**Tenure:**

Freehold. Vacant possession upon completion

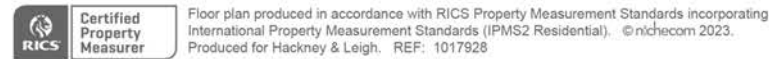
**Energy Performance Certificate:**

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

**Council Tax Band :**

Craven District Council - Band G





For identification only - Not to scale





## Viewings

Strictly by appointment with Hackney & Leigh.

**To view contact our Kirkby Lonsdale office:**

Call us on 015242 72111

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