



Bishopswood, Church Avenue, Clapham, LA2 8EA
Guide Price £635,000

A rare opportunity to acquire a stunning 5 bed detached property in the heart of this highly sought after village - a gateway to the spectacular Yorkshire Dales National Park. This unique property provides versatile accommodation and is set in charming and secluded grounds.

BISHOPSWOOD

A rare opportunity for buyers seeking a secluded property within the heart of a sought after village where freehold ownership is rare. The property is set within its own generous gardens with off-road parking for at least 4 vehicles. Finished to a high standard with versatile accommodation, the property would be suitable for those seeking a permanent home in the Yorkshire Dales National Park or a high-end country retreat.

In brief, the ground floor accommodation comprises: entrance lobby, integral garage, three double bedrooms, laundry room and shower room. On the first floor, a landing provides access to the spacious triple aspect, open plan kitchen/dining/lounge with stunning balcony, useful utility room, delightful conservatory, modern house bathroom, main bedroom with balcony and walk-in-wardrobe and a fifth bedroom, currently used as a study. The unique design provides scope for separate ground floor accommodation for relatives or the operation of a holiday rental - with level access from the parking forecourt. B4RN high speed internet is connected and ideal for working from home.

Outside, Bishopswood nestles in large and private grounds, teeming with wildlife. A gated driveway leads up to the property with ample parking. Mature trees surround the property providing seclusion and the grounds combine well-established formal gardens with more natural, semi-wooded areas. With patio seating areas and long distance views across the village and out to Bowland beyond, this is the ideal spot for entertaining family and friends.

Viewings are available by appointment only. Contact Fisher Hopper for more information or to book a viewing.

LOCATION



Bishopswood is located within the heart of Clapham - a very popular village with tourists and locals alike. Famous for its incredibly scenic walk to Ingleborough Cave and beyond, as well as its picturesque properties and community spirit - freehold properties are rarely available. A base for popular ascents of Ingleborough, the location is ideal for hikers, cyclists and cavers. The village has a community run village shop offering the majority of day-to-day needs. It also has a cosy village pub offering great food and local ales. Clapham has its own train station on the Leeds/Lancaster line and buses can be caught from the center of the village, running between Settle and Kirkby Lonsdale.

The bustling market towns of Kirkby Lonsdale and Settle are a short drive away, both providing a good range of shops, pubs, restaurants and bars. Excellent primary schooling is available in Austwick and Giggleswick and the village falls within the catchment for highly regarded secondary education at Settle College and QES, Kirkby Lonsdale.

PROPERTY INFORMATION



Freehold property with mains water, drainage and electricity. LPG Gas central heating and full double glazing. B4RN high speed internet. Council Tax Band E.

GROUND FLOOR

LOBBY 12'7" x 7'1" (3.85 x 2.17)

A large useful lobby with timber double glazed windows and door to the front aspect and parking forecourt - perfect for kicking off your muddy boots after exploring the caves and Clapham. Laminate flooring. Access to hallway.

HALL



A large, bright and airy hallway providing access to downstairs living accommodation, integral garage, laundry room and stairs rising to first floor. Oak flooring. Radiator.

BEDROOM 3 13'11" x 8'3" (4.25 x 2.54)



Double bedroom with timber double glazed windows to the front aspect. Carpet. Radiator.

BEDROOM 2 13'11" x 10'4" (4.25 x 3.16)



Good-sized double bedroom with dual aspect timber double glazed windows to the front aspect. Carpet. Radiator.

BEDROOM 4 9'4" x 10'11" (2.86 x 3.34)



Double bedroom with timber double glazed

window to the side aspect. Carpet. Radiator. NB: Formally used as a kitchen, there is potential to create self-contained accommodation on this level.

SHOWER ROOM 5'7" x 7'9" (1.71 x 2.37)



A good-sized shower room. Modern suite comprising, shower, WC and sink. Extractor. Vinyl flooring. Heated towel rail.

LAUNDRY ROOM

A large, useful space currently housing washing machine and tumble dryer. Offering further storage space.

GARAGE

A large integral garage with ample shelving and room to house one car. Central heating boiler. Useful additional storage space to rear. Potential for conversion to living accommodation, subject to the necessary planning consents.

FIRST FLOOR

LANDING

Access to bathroom, 2 bedrooms and kitchen/dining/lounge area. Carpet. Radiator.

BEDROOM 1 11'5" x 13'0" (3.49 x 3.97)



A large dual aspect double bedroom with timber double glazed window to the side aspect and timber double glazed bi-folding door out onto the private balcony with spectacular views. Walk-in-wardrobe. Carpet. Radiator.

STUDY / BEDROOM 5 11'11" x 9'3" (3.64 x 2.83)



Smaller double bedroom - currently used as a study - with dual aspect timber double glazed windows to the side and rear. Oak flooring. Radiator.

BATHROOM 7'7" x 9'5" (2.33 x 2.89)



Contemporary house bathroom with bath, separate shower cubicle, WC and wash hand basin. Extractor. Vinyl flooring. Heated towel rail. Radiator.

KITCHEN/DINING ROOM/LOUNGE 31'4" x 10'7" (9.56 x 3.24)



Stunning open plan living area combining kitchen, dining room and lounge with timber double glazed windows to the side and rear aspects, along with timber double glazed bi-folding doors opening to a balcony with great views to the front aspect.

Fully fitted kitchen with range of wall and base mounted units incorporating Neff appliances; fridge/freezer, microwave, 2 ovens and dishwasher. Breakfast bar. Feature fireplace housing multi-fuel stove. Generous dining area with space for a large family dining table. Comfortable lounge area. Carpet and Karndean flooring. 4 radiators.

Access to the conservatory and utility room.

CONSERVATORY



UPVC double glazed conservatory with charming garden aspect. French Doors leading to patio. Oak flooring. Radiator.

UTILITY

A handy space with timber double glazed window to the side aspect and timber double glazed external door to the rear. Fitted units and space for appliances and storage. Vinyl flooring.

OUTSIDE



A large plot offering seclusion from the village whilst being situated within the heart of it. Providing a charming mix of well-tended established gardens and natural wooded areas. A large patio seating area to the rear is ideal for entertaining, with further seating areas to each side of the property. There is a handy shed, wood store, outside tap and bin store, as well as parking for at least 4 cars.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers

should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

FISHER HOPPER

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FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Total area: approx. 200.4 sq. metres (2156.7 sq. feet)
BISHOPSWOOD, CLAPHAM

Area Map



Energy Efficiency Graph

