

THE GRANARY

£535,000

Coppy House Farm, Clapham, LA2 8HE

Tucked away in this small, attractive rural farmstead, a detached barn conversion with generous gardens and stunning views of Ingleborough, Wherside and Pen-y-ghent.

Character, split-level and flexible accommodation offers sitting room and dining kitchen, both with doors out to the garden, a dining room/study, utility/laundry room, cloakroom, three doubles and one single bedroom, an en suite shower room and a house bathroom. Private parking, detached double garage with workshop, small undercroft and large timber shed. Good sized gardens with lawn, well-stocked borders, pond, vegetable garden, greenhouse and a large flagged terrace from which to enjoy the splendid long distant views. In all, 0.40 acres (0.16 hectares).

Seeking a quieter life? Embrace country living with close links to the A65 and Clapham Station, in the beautifully scenic Forest of Bowland, an Area of Outstanding Natural Beauty.





Welcome to **THE GRANARY**

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Here's our **TOP TEN** reasons to love **The Granary**:

- 1. Stunning views from the gardens** across surrounding open countryside and towards the magnificent Yorkshire Three Peaks.
- 2. Location, location, location** - situated in an attractive, rural farmstead setting along with four neighbouring properties.
- 3. Flexible, well-proportioned, light and airy barn conversion** - converted in 1994 and later extended in 2005 with a gross internal measurement of c. 1650 sq ft (153.3 sq m); the glass internal doors, skylight windows and some dual aspect rooms provide lovely bright spaces. Charming character features remain with painted beamed ceilings, oak window lintels, recess niches and .exposed cruck beams and stone walls.
- 4. Come on in...** the hall is split level, off which is the triple aspect **sitting room** being part open to the apex with oak floor, wood burning stove set on a flagged hearth and a glazed door out to the garden. From the hall, steps lead up to the main hall with under stairs storage, cloaks cupboard and a two piece **cloakroom**. Glazed double doors lead into a **dining room/study**.
- 5. Sociable dining kitchen** - with base and wall units, integral appliances comprising electric hob, oven and microwave, dishwasher and space for an American style fridge/freezer. There's also a seating area with glazed double doors out to the garden.
- 6. Practical utility/laundry/boot room** with external access and comprehensively fitted with base and wall units, dresser style unit and space for an under counter washing machine and tumble drier.
- 7. ...and so to bed** - off the split level landing, there are three double bedrooms and a fourth single. The dual aspect principal bedroom is open to the apex with high level storage and an en suite shower room. Bedroom 2 has a door to external stone steps, bedroom 3 is also dual aspect with a lovely outlook across the garden and accessed off the lower landing is bedroom 4, both with skylight windows. There is also a three piece house bathroom.
- 8. Garaging and parking** - there is ample off road parking and a large detached stone and slate **garage** with **workshop** attached. The garage is currently used as a 'yoga room' with oak floor, electric panel heaters, skylights, power, light and folding timber doors; it lends itself to a number of potential uses - a home office, gym, hobby/games room, or it could simply be returned to a garage. There is also a small **undercroft**.
- 9. Generous informal gardens** - in all, 0.40 acres (0.16 hectares) and mainly laid to lawn, with pond, well-stocked borders, trees, a large flagged seating terrace from which to enjoy the splendid views and an elevated vegetable garden with raised beds. There is also a large **timber shed** with internet connection.
- 10. Perfect for those keen on outdoor pursuits**, the glorious Forest of Bowland and National Parks are on the doorstep, with the famous three peaks - Ingleborough, Whemside and Pen-y-ghent close by. For further information on the surrounding areas, please turn to page 5.





Attractive rural farmstead setting



The address may be Clapham, but The Granary at Coppy House Farm is situated between Keasden and Eldroth on the opposite side of the A65 in the scenic **Forest of Bowland**, an Area of Outstanding Natural Beauty. An extract from the Visit Lancashire website perfectly describes the area... *Expanses of sky above dramatic sweeps of open moorland, gentle and tidy lowlands, criss-crossed with dry stone walls and dotted with picturesque farms and villages.*

Step out the front door and there are dozens of footpaths to choose from, there's nothing like being this close to nature.



The popular village of **Austwick** (3 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, a cracking traditional Dales pub and restaurant and for special occasions the well-respected Traddock Country House Hotel. The village also plays host to the annual Cuckoo Street Festival.

The picturesque village of **Clapham** (3.1 miles) has a selection of local facilities including a community run village store, a church and village hall. There's a railway station, a pub (The New Inn), guest houses and cafes, craft and vintage shops, as well as an organic vegetable shop and Ingleborough Hall Outdoor Education Centre. All in all, a great community to join.

You might like to explore **Giggleswick** (5.4 miles) and **High Bentham** (6.1 miles) where you'll find post offices, shops, pubs and a choice of golf courses.

Between **Settle** (6.9 miles) and **Kirkby Lonsdale** (13 miles) you'll find a great selection of local amenities with independent retailers and lovely places to eat.



For those keen on outdoor pursuits, the glorious Forest of Bowland and nearby National Parks offer something for everyone - walkers, cyclists and cavers, runners, wild-swimmers, horse riders and fishing enthusiasts. The Three Peaks (Ingleborough, Pen-y-ghent and Whemside) and White Scar Caves are all close by.

Primary schools are either in Austwick, Bentham or Giggleswick. There are secondary schools at Settle and Kirkby Lonsdale as well as the Boys' and Girls' Grammar Schools at Skipton. Giggleswick is also home to a well-regarded co-educational independent school.

For travelling by car - the property is 2.1 miles from the A65 for travelling east to west with connection to the M6 at J34, Lancaster 17.4 miles distant.

Let the train take the strain! Settle has a branch line station on the famous historical Settle to Carlisle line with Clapham station, located on the Bentham Line, running between Leeds and Morecambe via Skipton with connections to Lancaster. The nearest west coast line stations are at either Lancaster or Oxenholme (Kendal) depending on direction of travel.

For jetting off - Leeds Bradford Airport is 40.7 miles distant with Manchester Airport and Liverpool being 70.5 miles and 73.9 miles respectively.

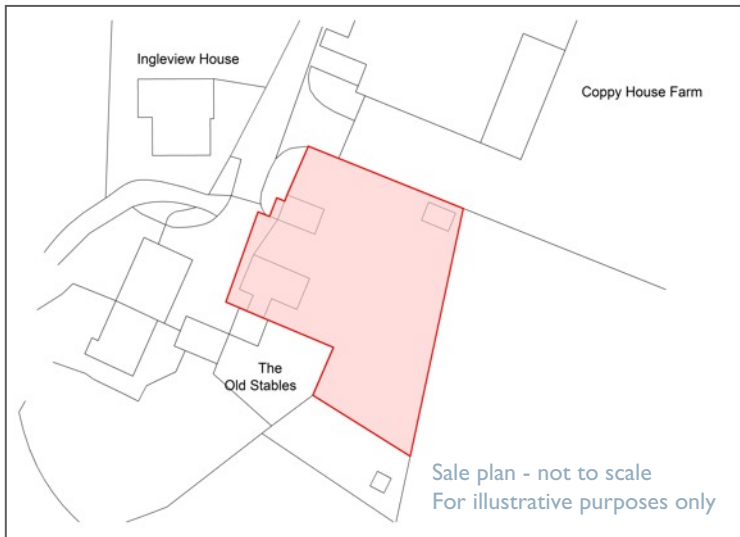
To find the property - from the A65 take the right hand turning signed Clapham Station onto Station Road and past the station, under the bridge and turn left onto Lawsings Brow after the river bridge. At the 'T' junction turn right heading south for 0.3 miles, then turn left over the cattle grid onto a private track signposted Coppy House Farm. Continue for c.0.1 miles and The Granary is the first property on the left after the agricultural buildings.



Services and specifications

- Mains electricity
- Mains metered water, the meter is located in a neighbouring field
- Private drainage to a septic tank, located within the property's boundaries and shared with neighbouring property, The Stables
- Oil fired central heating and wood burning stove in the sitting room
- B4RN Broadband connected - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website b4m.org.uk. This is fabulous if you are looking to work from home (and has made such a difference when trying to strike the live/work balance) or just stay connected with the outside world.
- Underfloor heating to the en suite shower room
- Hard wiring for internet to the house, workshop/yoga room and timber shed
- uPVC double glazed windows and doors, the majority have been replaced within the last four years.





The finer details

Council tax

The Granary is currently banded F 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

Please note

- Carpets, curtains and blinds, curtain poles, light fittings, three wood planters, greenhouse and timber shed are included in the sale.
- Maintenance costs are shared for the yard between three properties with a fifth share of the upkeep and maintenance of the track.

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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Approximate Gross Internal Area = 153.2 sq m / 1649 sq ft
 Undercroft = 1.7 sq m / 18 sq ft
 Total = 154.9 sq m / 1667 sq ft

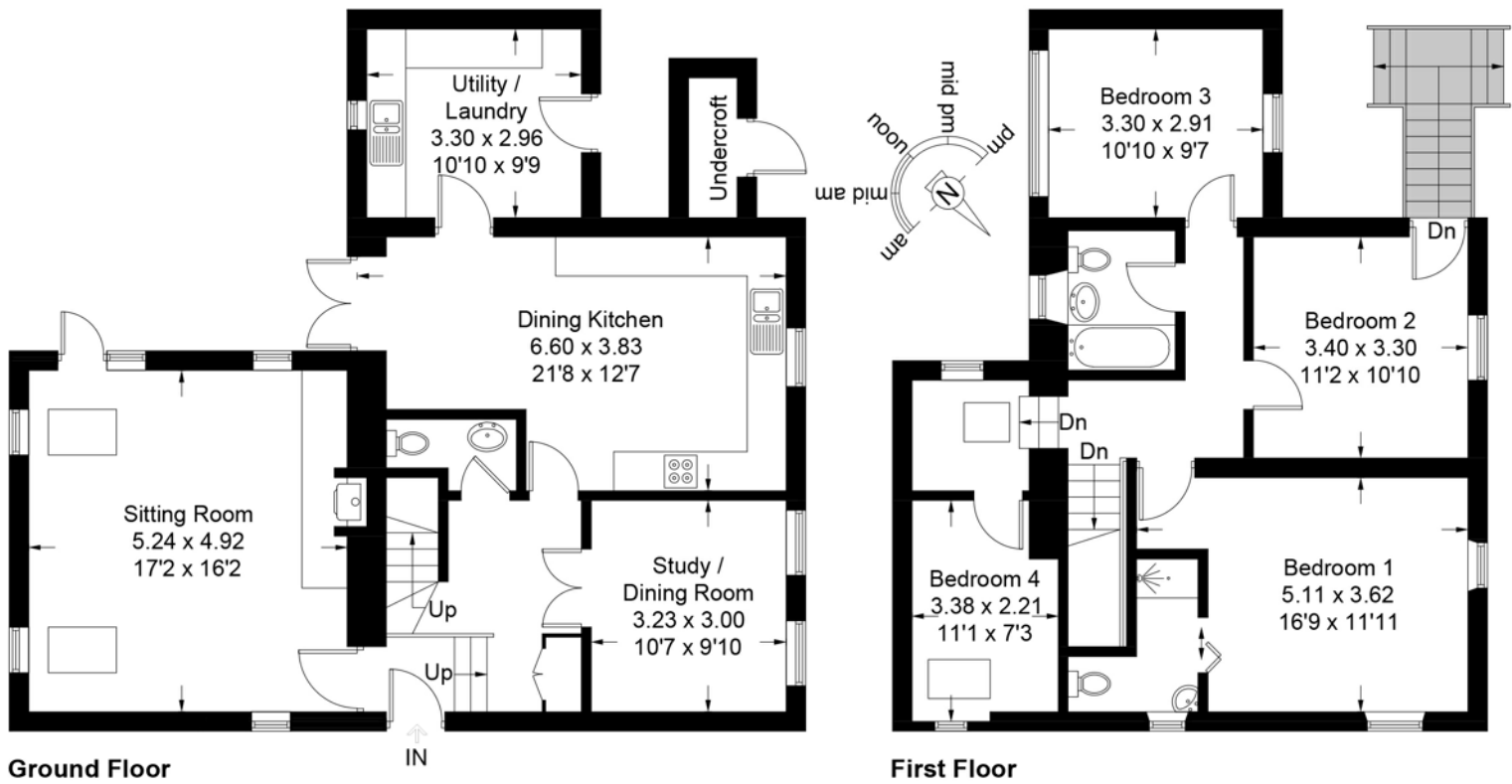


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1055439)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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