

PR53

Spacious Detached 4 Bed Country Residence with Detached Workshop  
Set in 1.70 Acres Land

*(Presently having HGV operating centre status and workshop having Planning Permission for extension)*

KNOWN AS

**Rosland Barn**  
**Green Close, Clapham**  
**North Yorkshire**  
**LA2 8HW**



**Price: REDUCED to £475,000 Region**

**Viewing: By appointment through Richard Turner & Son Bentham Office.**

Comprising a spacious detached traditional stone built 4 bedroomed barn conversion with a detached 770 sq ft workshop *(having planning permission for a 1080 sq ft extension)* set in approx 1.70 acres or thereabouts of land.

Situated in a pleasant rural location adjacent to only one other equally prestigious property conveniently only 3 miles east of High Bentham and within 1 mile of the A65 Kendal/Skipton trunk road.

Clapham Village 2 miles, Settle and The Yorkshire Dales National Park 9miles,  
Lancaster 18 miles, Kendal and The Lakes 22 miles approx.

**Accommodation Comprising:** (Oil fired central heating and full UPVC sealed unit double glazing installed).

**Ground Floor:**

**Reception Hall:**  
18'4 x 9'3 approx  
(5.59m x 2.82m approx)

Leaded glass UPVC sealed unit double glazed front door with glazed side panels. Open feature staircase with under storage cupboard, electric economy 7 storage heater, smoke alarm.



**Dining Kitchen:**  
21' x 12'9  
(6.40m x 3.89m)

Oil fired Aga oven range fully providing hot water and heating the radiator in the bathroom, fitted cupboards and units in light oak incorporating inset stainless steel single drainer sink unit with mixer tap, electric hob with extractor hood, plumbed dish washer recess, fridge recess and work surfaces with tiled splash backs. Strip light, tiled floor, feature pointed exposed stone wall to dining area.



**Rear Hallway:**  
16' x 3'9  
(4.88m x 1.14m)

Lakeland slate floor, glazed panel UPVC stable style outside door, centre light.

**Utility Room:**  
11'4 x 5'11  
(3.45m x 1.80)

“Eurocal” oil fired boiler providing central heating, plumbed for auto washer, centre light, electric meter etc.

**Pantry:**  
11'3 x 5'11  
(3.43m x 1.80m)

Fitted shelves, centre light.

**Study:**

10' x 8'8 min  
(3.05m x 2.64m min)

Centre light, radiator, telephone point, fitted shelves.



**Shower Room:**

Large shower cubicle (Mira Sport electric shower), wc and belfast sink, centre light, radiator, tiled splash backs, auto extractor vent.



**Lounge:**

20'11 x 17'2  
(6.38m x 5.23m)

Fireplace (featuring 1686 date stone) housing multi fuel stove. Feature exposed beams, 4 windows giving a triple aspect, centre light, 2 x radiators, TV point. Outside door.



**First Floor:**

**Landing:**

21'3 x 2'11  
(6.48m x 0.89m)

“Automatic” loft access to partly boarded storage loft having light installed. Feature arched landing window, 3 x centre lights, storage cupboard.

**Bedroom 1:**  
17' 10 x 11' 9  
(5.44m x 3.58m)

Fitted wardrobe units, dual aspect windows giving lovely rural views, centre light, radiator, telephone point.



**Bedroom 2:**  
15' 11 x 9' 10 min  
(4.85m x 3m min)

Wardrobe recess, dual aspect windows (*one window being a fire escape window*), radiator, centre light.



**Bedroom 3:**  
10' x 9' 3  
(3.05m x 2.82m)

Centre light, radiator.



**Bathroom:**  
10' x 9'5  
(3.05m x 2.87m)

4 piece corner bath suite incorporating wash basin vanity unit. Airing/cylinder cupboard with immersion heater, natural stripped floor boarding, tiled splash backs, electric shaver light, centre light.



**Bedroom 4:**  
12'8 x 8'4  
(3.86m x 2.54m)

Wood laminate flooring, insitu *“INFRARED SKINMATE SAUNA”* available by separate negotiation, centre light, radiator.

**Outside:**

Shared access driveway (*Rosland Barn owns the freehold of the access lane and maintenance is shared 50/50 with the neighbouring property*).

**Front (Northerly Elevation):**

Concreted continued private driveway and generous lawned garden area.

**Easterly Side:**

Parking and garden area.

**Rear (Southerly Elevation):**

Concreted parking area, timber fuel shed, coal bunker, greenhouse and garden area incorporating water feature (presently covered for child safety purposes).



**Westerly Side:**

Detached concrete block built/cement rendered double garage/workshop with 2 x roller shutter doors.  
**Generous yard area and paddock/pasture extending the property to 1.70 acres or thereabouts in total.**



**Garage Viz:-** *Please Note: There is current Detailed Planning Permission to extend the garage if so desired by circa 45' x 24' with an eaves height of 12' (Copy Planning Permission available for inspection upon request).*

**Garage Area 1:**  
21'11 x 15'1  
(6.68m x 4.60m)

Roller shutter door, light and power installed.

**Store Room:**  
26' x 9'7  
(7.92m x 2.92m)

With lighting installed.

**Garage Area 2:**  
21'8 x 19'4 max  
(6.60m x 5.89m max)

Roller shutter door, light and power installed.

**Services:**

Mains water and electricity (single phase) connected. Private shared septic tank drainage (maintenance is shared 50/50 with the neighbouring property).

**Tenure:**

Freehold with vacant possession on completion.

**Council Tax Band:**

F (Verbal enquiry only).

**Solicitors:**

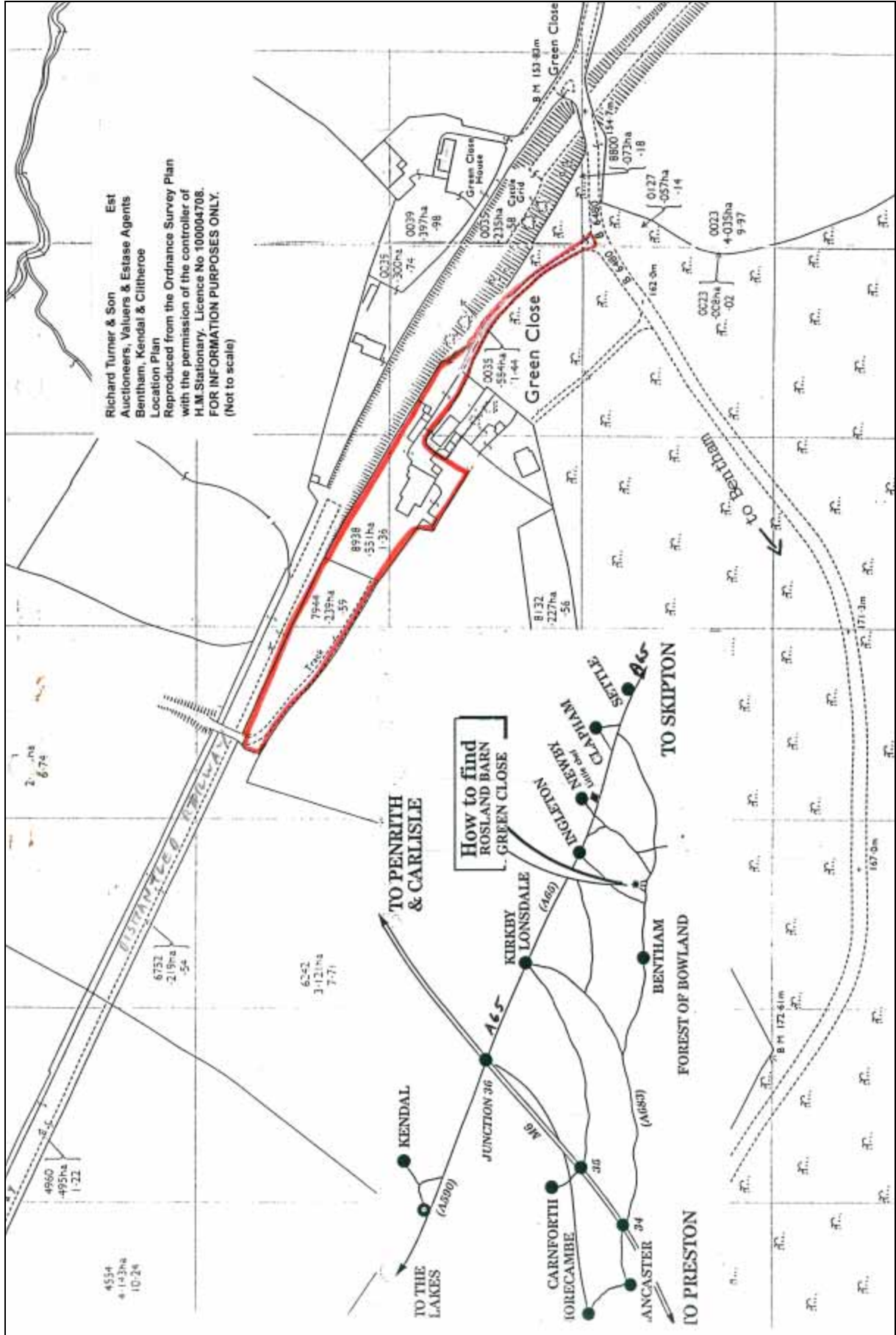
Martin Tolhurst Partnership, Suite 1, Exchange House, Ashford Market, Monument Way, Orbital Park, Ashford, Kent, TN24 0HB. Tel: 01233 628 012.

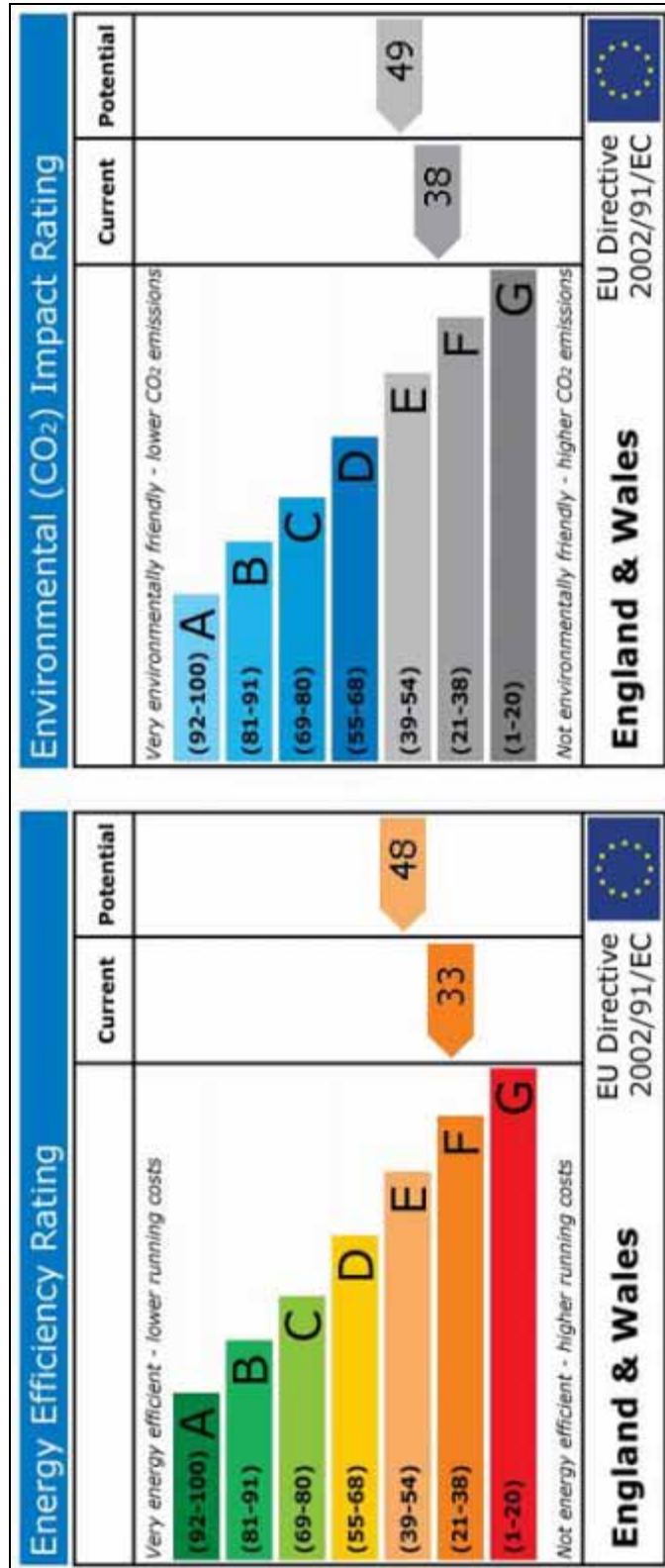
**Agents:**

Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

**Through whom all offers and negotiations should be conducted.**

N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.





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