



John Clapham House

Firby, Bedale

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& PARKER**

BNP PARIBAS GROUP

An enchanting Grade II listed period house with stunning original details, in a splendid rural position close to Bedale

A delightful period home converted from a former chapel and almshouses, and retaining a wealth of charming original details, including exposed timber beams and imposing stone fireplaces. The property enjoys mature south facing gardens and is set in an idyllic position in the hamlet of Firby, within easy reach of the bustling market town of Bedale.



2 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



AMPLE PARKING



0.5 ACRES



FREEHOLD PROPERTY



VILLAGE



**2,836 SQ FT
263 SQ M**



**GUIDE PRICE
£795,000**



The property

John Clapham House is a magnificent Grade II listed property dating from 1608, with a wealth of retained original features, and a history as a former chapel and almshouses. Built in rubblestone with ashlar dressings and stone mullion windows, the property also displays exposed timber framing and various other character details throughout.

The main reception room is the impressive, 34ft sitting room, which provides a grand welcome upon entering, with its stone-built fireplace and double-height vaulted ceiling, showcasing exposed timber eaves and a minstrel gallery above. The room is ideal for entertaining, and offers space for both a seating area and a large family dining table. Off the sitting room is a well-equipped kitchen with tiled flooring, farmhouse-style fitted units, a central island and an Aga, as well as space for a breakfast table for informal dining. An adjoining utility room offers further space for appliances and home storage.

There are three well-presented bedrooms on the ground floor, one of which benefits from built-in

wardrobes and, three of which enjoy stone feature fireplaces, all served by two bathrooms.

Upstairs, the generous principal bedroom features skylights, a dressing area and an en suite bathroom, and opens onto a west-facing balcony with views across the surrounding countryside.

A minstrel gallery overlooking the sitting room provides additional living space, ideal for use as a dining area or family room, set among the timber eaves and with a Juliet balcony welcoming plenty of natural light. An additional double bedroom completes the first floor.



Location

John Clapham House is situated in the picturesque village of Firby, a small and sought-after North Yorkshire village set within attractive countryside on the edge of the Yorkshire Dales. The nearby market town of Bedale, just a short drive away, provides a good range of everyday amenities including shops, cafés, restaurants and primary and secondary schooling, while the larger centres of Northallerton and Ripon offer a more extensive selection of retail, leisure and professional services.

The area is well connected, with the A1(M) easily accessible for travel north and south, and mainline rail services available from Northallerton, providing direct connections to York, Leeds and London. The surrounding countryside offers excellent opportunities for walking, cycling and outdoor pursuits.

Outside

At the entrance to the property, a shared gravel driveway provides access to the home, as well as providing plenty of parking space for several vehicles. There are enchanting private south facing gardens to the front of the house, including areas of lawn, well-tended, clipped hedgerows and various mature specimen trees, as well as a south-facing patio seating area at the front and a historic well.

At the rear there is a peaceful outlook with further gardens and views across the nearby lake, stream and beyond.

A separate stone outbuilding stores the boiler and provides additional garden storage.

Planning permission has been granted (now expired) for a detached garage, workshop and separate driveway. Potential buyers are asked to make their own investigations regarding reinstating the planning permission.



Key Locations

- Thorp Perrow Arboretum
- Bedale Museum
- Bedale Golf Club
- Yorkshire Dales National Park
- Light Water Valley Family adventure park
- Ripon Cathedral and Museums
- Fountains Abbey and Studley Royal Water Garden
- Newby Hall and Gardens

Nearby Stations

- Northallerton

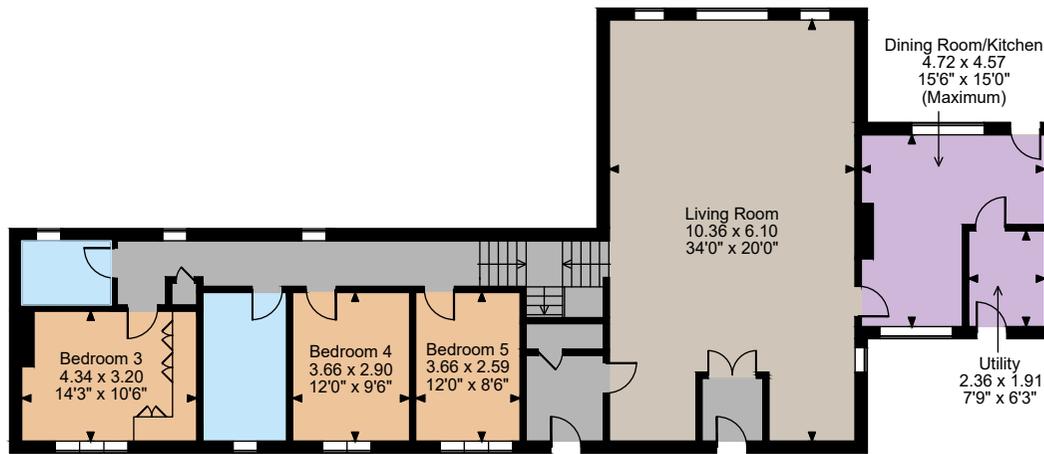
Nearby Schools

- Aysgarth School
- Queen Mary's School
- Cundall Manor School
- Bedale High School
- Bedale Church of England Primary School
- Harrogate Ladies College
- Ashville College, Harrogate

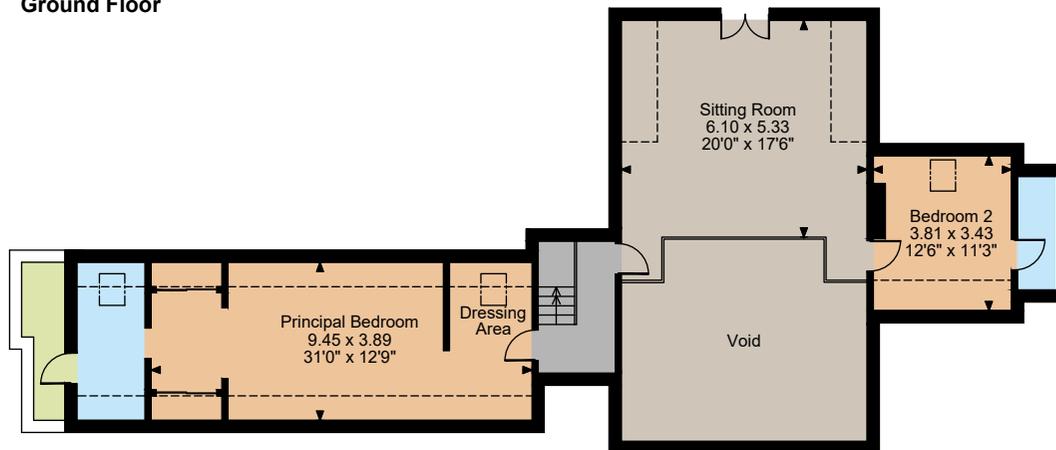
Distances

- Bedale 1.7 miles
- Northallerton 9.8 miles
- Ripon 12.2 miles
- Richmond 14.9 miles
- Harrogate 23.1 miles





Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Floorplans

House internal area 2,836sq ft (263 sq m)

For identification purposes only.

Directions

Post Code DL8 2PW

what3words: ///straddled.mopped.wages - brings you to the driveway

General

Local Authority: North Yorkshire Council

Services: Mains electricity, water, oil central heating. Drains via a filtration system.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E Rating

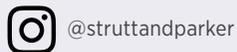
Harrogate

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