



RIBBLESDALE COTTAGE, STAINFORTH £425,000



▲ ESTATE AGENTS ▲ VALUERS ▲ www.neilwrightestateagents.co.uk ▲



RIBBLESDALE COTTAGE, STAINFORTH, SETTLE, BD24 9PH

Fantastic, 2 bedroomed stone built and extended former coach house. Located in a superb position in the popular Yorkshire Dales Village of Stainforth.

Standing within well-tended, extensive walled gardens on the edge of the village with no passing traffic and access to open countryside.

Spacious accommodation with many interesting character features evident but does require some modernisation.

Ground floor entrance hall with flagged flooring, large lounge with multifuel stove in feature stone fireplace, dining room extension with views over the garden, kitchen.

First floor, 2 large bedrooms and 4-piece house bathroom.

Single glazed windows and solid fuel heating/hot water.

Gardens to the rear, walled, with parking for several vehicles, stone workshop, extensive lawns, shrubs, trees etc, plus patio area.

Stainforth Village is situated approximately 3 miles from the Market Town of Settle. Set amid open countryside the village has local amenities such as Public House, Village Hall, and Church.

Great property well worthy of internal and external inspection to full appreciate the size, character, and location.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Lounge, Kitchen, Dining Room.

First Floor

Landing, 2 Double Bedrooms, Bathroom.

Outside

Walled Gardens, Parking, Stone faced outbuilding.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

6'1" x 12'6" (1.85 x 3.81)

Glazed external front entrance door, flagged floor, open ceiling, access to lounge.





Rear Lobby:

5'5" x 5'10" (1.65 x 1.77)

Solid rear external door, single glazed window.



Lounge:

21'4" x 16'2" (6.50 x 4.92)

Exceptionally large room with feature stone fireplace housing multifuel stove on flagged hearth, providing central heating and hot water, single glazed arched window, single glazed window, beamed ceiling, radiator, glazed door to dining room.



Dining Room:

7'9" x 19'0" (3.86 x 3.98)

Extended area, single glazed window with aspects over the garden, glazed side external entrance door, wood flooring, radiator, exposed stone wall.





Kitchen:

8'10" x 16'2" (2.69 x 4.92)

Off the lounge, solid boarded door, kitchen base units with complementary worksurfaces, wall units ceramic sink with mixer taps, electric oven and hob, staircase to the first floor, quarry tiled floor, stable external entrance door part glazed, single glazed window, exposed stone wall, plumbing for washer.



FIRST FLOOR:

Landing:

4'9" x 9'0" (1.44 x 2.74)

plus 5'0" x 2'10" (1.52 x 864)

Access to 2 bedrooms and bathroom, single glazed gable window, loft access, single glazed window, radiator.



Bedroom 1:

11'8" x 16'3" (3.55 x 4.95)

6'2" x 2'10" (1.88 x 864)

Very large double bedroom, 3 single glazed windows, beamed ceiling, and radiator.





Bedroom 2:

10'9" x 13'1" (3.27 x 3.98)

Double bedroom, single glazed window, radiator.



Bathroom:

9'0" x 10'10" (2.74 x 3.30)

4-piece white bathroom suite comprising bath, shower enclosure with shower over off the system, pedestal wash hand basin, WC, single glazed window, cylinder cupboard with airing shelves, and immersion heater.



OUTSIDE:

Superb private walled garden to the rear with access off private lane. Parking for several vehicles.

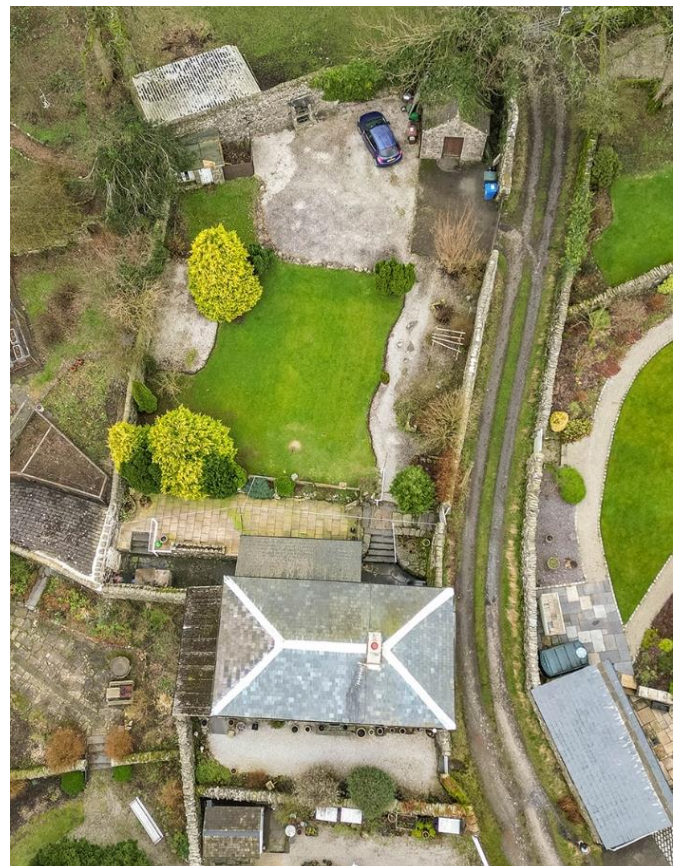
Stone-faced Shed:

9'2" x 5'7" (2.79 x 1.70)

With power.

Bee boles in wall (registered), lawns, flower beds, mature shrubs/trees, patio area, coal store.

Walled front yard area.





Directions:

Enter Stainforth Village off the B6479 from Settle, at the first righthand entrance go over the bridge and bear right, then immediately left up private lane to the side of Stainforth House. Ribblesdale Cottage is on the left-hand side, a for sale sign board is erected.

Tenure:

Freehold with vacant possession on completion

Services:

Mains drainage, electric and water.

Viewing:

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

Purchase Procedure:

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

Marketing:

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.

N.B. No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

N.B. 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 the address. These can be provided in the following ways: by calling into the 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 offer procedure.

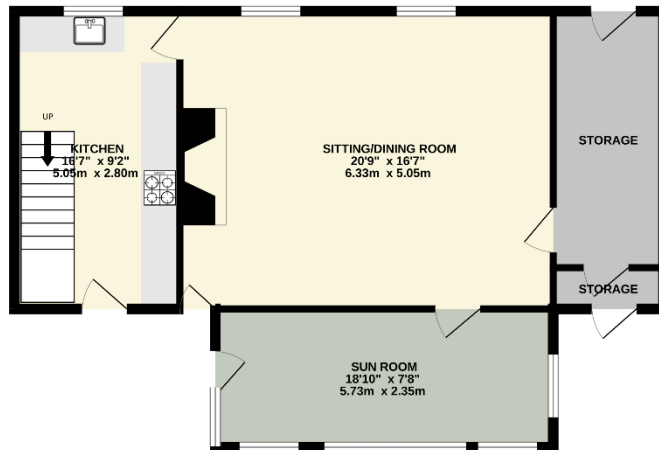




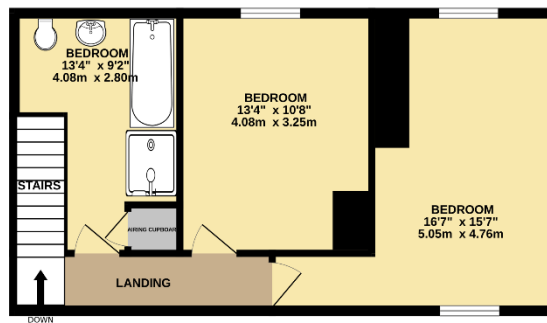
Local Authority:
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'C'

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



www.tpos.co.uk

Market Place
Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

settle@neilwrightstateagents.co.uk

King's Arms Buildings
15 Main Street High Bentham
Lancaster LA2 7LG

Tel: 015242 62458

bentham@neilwrightstateagents.co.uk

These particulars are intended only to give a fair description of the property as a guide to prospective purchasers accordingly, a) their accuracy is not guaranteed and neither Neil Wright Associates Ltd nor the vendor(s) accept any liability in respect of their contents, b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the accuracy of any statements or information in these particulars.