



## KNIGHT STAINFORTH HOUSE

£625,000







# KNIGHT STAINFORTH HOUSE, LITTLE STAINFORTH, BD24 0DP

Charming, four bedroomed, stone-built detached residence in the Yorkshire Dales, nestled in a fantastic rural position with stunning views across open countryside.

This characterful home offers a rare opportunity to enjoy peaceful countryside living while being just three miles from the Market Town of Settle.

This well-planned family home boasts two spacious reception rooms, a kitchen, utility room and ground floor WC, along with a cellar for additional storage.

The first floor features three generous double bedrooms, a single bedroom, box room and a shower room, ideal for a growing family or those needing extra space.  
B4RN is installed at the property.

Retaining original features that add warmth and charm, the property benefits from oil fired central heating, and enjoys fantastic views of the surrounding countryside.

Externally it sits within large beautifully tended gardens with ample parking, making it perfect for those seeking both space and tranquillity.

A truly special property, this home is well worth an internal and external inspection to fully appreciate its unique appeal.

Don't miss this chance to own a wonderful family home in the heart of the Yorkshire Dales.

Settle has all local amenities, including schools, doctors, independent shops, churches, recreational facilities, rail links to Leeds, Skipton, Carlisle.

## ACCOMMODATION COMPRISES:

### Ground Floor

Central Hallway, 2 Reception Rooms, Kitchen, Utility Room, WC, Study/Playroom.

### Lower Ground Floor

Cellar

### First Floor

Landing, 4 Bedrooms, Box Room, House Shower Room.

### Outside

Gated Access, Gravelled Driveway  
Parking/Turning Area, Large Mature Gardens,  
Vegetable Garden.





## ACCOMMODATION:

### GROUND FLOOR:

#### Central Hallway:

4'1" x 26'8" (1.24 x 8.12)

Part glazed external entrance door with fan light over, feature return staircase to the first floor, doored access to the cellar, access to principal rooms, radiator with shelf, wood flooring.



#### Reception Room 1

##### Lounge:

14'0" x 15'0" (4.26 x 4.57)

Good sized square room with large secondary glazed sash window with views, open fire grate within ornate wood fire surround with cast iron inset and slate hearth, shelved alcoves, radiator with shelf, picture rail, coved ceiling.







## Reception Room 2

### Dining Room:

12'0" x 13'0" (3.65 x 3.92)

Good sized square room, large secondary glazed sash window with views, open fire grate within feature fireplace with wood surround, cast iron inset and slate hearth, picture rail, coved ceiling, radiator.



### Kitchen:

12'0" x 12'2" (3.65 x 3.70)

Free standing units with granite worksurfaces, island unit with granite worksurface, Everhot electric range cooker with induction hob, hotplate and oven, Belfast sink with taps, pine shelved cupboard, 2 secondary glazed windows, coved ceiling, rear door to the utility room.



### Utility Room:

12'4" x 12'9" (3.75 x 3.88)

Half glazed external entrance door, 2 secondary glazed windows, radiator, Belfast sink, UV filters, coved ceiling, access to roof space.

### WC:

Off the utility room with WC and wash hand basin, double glazed window, heated towel rail.





**Study:**

11'8" x 10'0" (3.55 x 3.04)

Secondary glazed window with views, radiator with shelf over, picture rail, coved ceiling.

**LOWER GROUND FLOOR:****Cellar:**

Good sized cellar with secondary glazed window and external hatch for coal deliveries.

**FIRST FLOOR:****Landing:**

6'7" x 10'1" (2.00 x 3.07)

plus 4'0" x 6'7" (1.21 x 2.00)

Access to 4 bedrooms, box room and bathroom, loft access with ladder to part boarded loft, secondary glazed window off half landing, dado rail, coved ceiling, storage cupboard.

**Bedroom 1:**

14'2" x 15'0" (4.31 x 4.57)

Large double bedroom, secondary glazed sash window with views, fireplace within stone fire surround with cast iron inset and slate hearth, radiator, picture rail, coved ceiling.







### Bedroom 2:

12'1" x 13'1" (3.68 x 3.98)

Large double bedroom, secondary glazed sash window with views, cast iron fireplace, picture rail, 2 radiators with shelves over, coved ceiling.



### Bedroom 3:

10'2" x 11'7" (3.09 x 3.53)

Secondary glazed window with views, radiator with shelf over, picture rail, coved ceiling.

### Bedroom 4:

5'3" x 12'0"

Single bedroom, secondary glazed window, radiator with shelf over, coved ceiling.

### Box Room/Office:

4'0" x 8'3" (1.21 x 2.51)

Secondary glazed window, radiator.







### Shower Room:

9'0" x 6'5" (2.74 x 1.95)

Shower enclosure with electric shower over, pedestal wash hand basin, WC, cylinder/airing cupboard with factory insulated cylinder with immersion heater, coved ceiling, radiator/heated towel rail.



### OUTSIDE:

Extensive mature gardens comprising gated access with driveway parking/turning for several vehicles, walled boundaries, large lawn area to the front and side, additional walled garden area with vegetable patch, fruit cages, green house, lawns, potting shed and mature trees, electrical socket.





**Directions:**

Leave the Settle office down Church Street, go over the river bridge, turn right onto Stackhouse Lane (after the swimming pool), proceed for approximately 3 miles to Little Stainforth, Knight Stainforth House is the first property on the left-hand side, a for-sale board is erected.

**What3words:**

trio.crockery.general

**Tenure:**

Freehold with vacant possession on completion.

**Services:**

Mains electric, shared septic tank drainage, shared bore hole water supply plus spring supply, oil fired central heating, b4rn broadband connection.

**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 'F'

Knight Stainforth House Little Stainforth SETTLE BD24 0DP		Energy rating <b>E</b>
Valid until <b>17 February 2035</b>	Certificate number <b>0535-8922-2400-0323-6292</b>	



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.  
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Market Place  
Settle  
North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

[settle@neilwrightstateagents.co.uk](mailto:settle@neilwrightstateagents.co.uk)

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

Tel: 015242 62458

[bentham@neilwrightstateagents.co.uk](mailto:bentham@neilwrightstateagents.co.uk)

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