



2 Rowe End Station Road, Horton-In-Ribblesdale, BD24 0HH **Offers In The Region Of £329,800**

2 Rowe End is a charming three-bedroom period cottage in Horton-in-Ribblesdale. Tucked away down a private lane in a peaceful setting, the property includes parking for four cars, a garage, and outbuildings, making it an excellent choice for a permanent home or holiday let.

The ground floor features a spacious kitchen/diner, a cosy living room with a multi-fuel stove, a rear hall, and a utility room, while upstairs offers two double bedrooms, a single bedroom, and a family bathroom.

Welcome to 2 Rowe End

A charming and spacious three-bedroom period cottage in Horton-in-Ribblesdale – the heart of Three Peaks country. This well-presented home combines character and modern comforts, making it an excellent permanent residence with obvious holiday let potential.

Boasting lovely period features such as deep sills, mullioned windows, exposed beams, and original floorboards, the cottage has also benefitted from significant improvements over the last five years, including a new oil boiler (internals), a new oil tank, a multi-fuel stove, and a stylish new kitchen.

The ground floor features a spacious kitchen/diner, a comfortable living room with a multi-fuel stove, a rear hall, and a handy utility room. Upstairs, a generous landing leads to two good-sized double bedrooms, a single bedroom, and a family bathroom.

The property is tucked away down a small private lane, with a large parking area and gardens directly opposite. There is space for four cars, along with a garage, outbuildings, and a stone-built coal store.

Horton-in-Ribblesdale is a sought-after location, serving as a starting point for the Yorkshire Dales Three Peaks walking challenge and attracting visitors year-round. The Ribble Valley offers some of the most spectacular limestone scenery in the Yorkshire Dales National Park, with the village itself dominated by the impressive Pen-y-Ghent Mountain.

The property is a short walk from the railway station on the famous Settle-Carlisle line, offering great transport links. Nearby Settle provides a range of shops, pubs, and cafes, along with a Booths Supermarket and highly regarded secondary education at Settle College.

The property is connected to mains drainage, water, and electricity and benefits from oil-fired central heating.

Property Information

Freehold

Council Tax Band C

EPC Rating E

Services: Oil central heating

Broadband connection

Furniture available upon separate negotiation

Ground Floor

Kitchen



Spacious kitchen diner with recently installed fitted kitchen featuring tiled flooring, range of wall and base units, integrated appliances including double oven, ceramic hob with extractor hood, 1.5 drainer sink, fridge, freezer, and slimline dishwasher, radiator, exposed beams, UPVC window to front, UPVC door to front.

Sitting Room



Wood laminate flooring, multifuel stove, with slate hearth and oak mantle piece, exposed beams, full length double glazed window to front.

Utility Room & Pantry



Vinyl flooring, oil boiler, slate shelves, mullion window.

First Floor

Landing



Fitted carpet, mullion window.

Bedroom One



Fitted carpet, radiator, double glazed windows to front and rear.

Bedroom Two



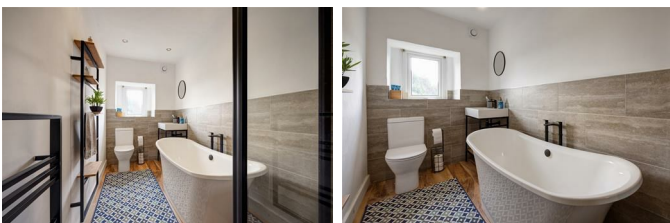
Fitted carpet, radiator, double glazed window to front.

Bedroom Three



Fitted carpet, radiator, double glazed window to rear.

Bathroom



Recently fitted 4 piece bathroom suite featuring wood laminate flooring, heated

towel rail, shower cubicle, modern roll top bath with mixer taps, wash basin, toilet, extractor fan, double glazed window.

External

Front

Low maintenance enclosed front garden.

Divorced Garden & Parking



Opposite the house there is a generous plot of land, utilised as garden and off road parking for the property and enjoying spectacular views of Pen-y-Ghent.

Potential to develop the plot with the appropriate permissions.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure.

FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage

will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

INTRODUCERS FEES

Fisher Hopper Ltd receives and introducers fee from Napthens Solicitors of £100.00 + VAT for all successful introductions.

FISHER HOPPER

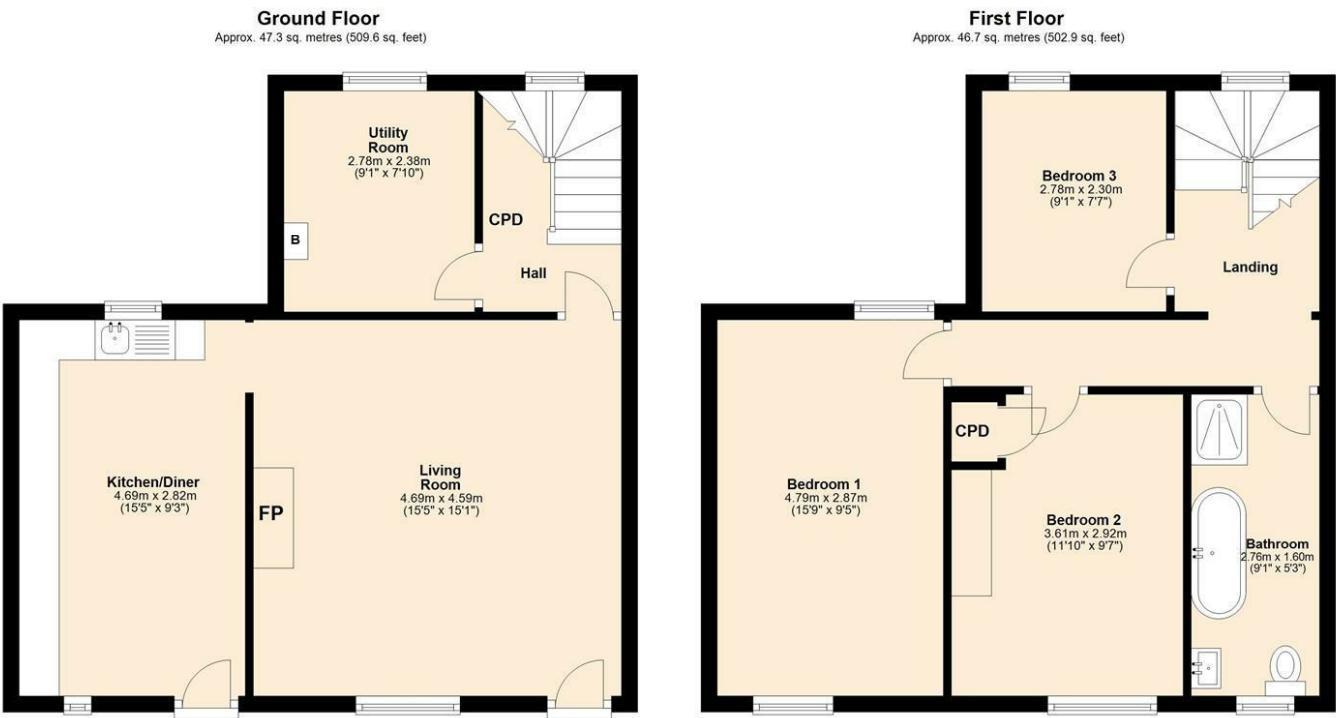
Fisher Hopper is a trading name for Fisher Hopper Limited, which is registered in England No 08514050. The registered office for the company is: 5 Battalion Court, Colburn Business Park, Catterick Garrison, England, DL9 4QN. Company Director: M. Alexander

The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

FLOOR PLANS

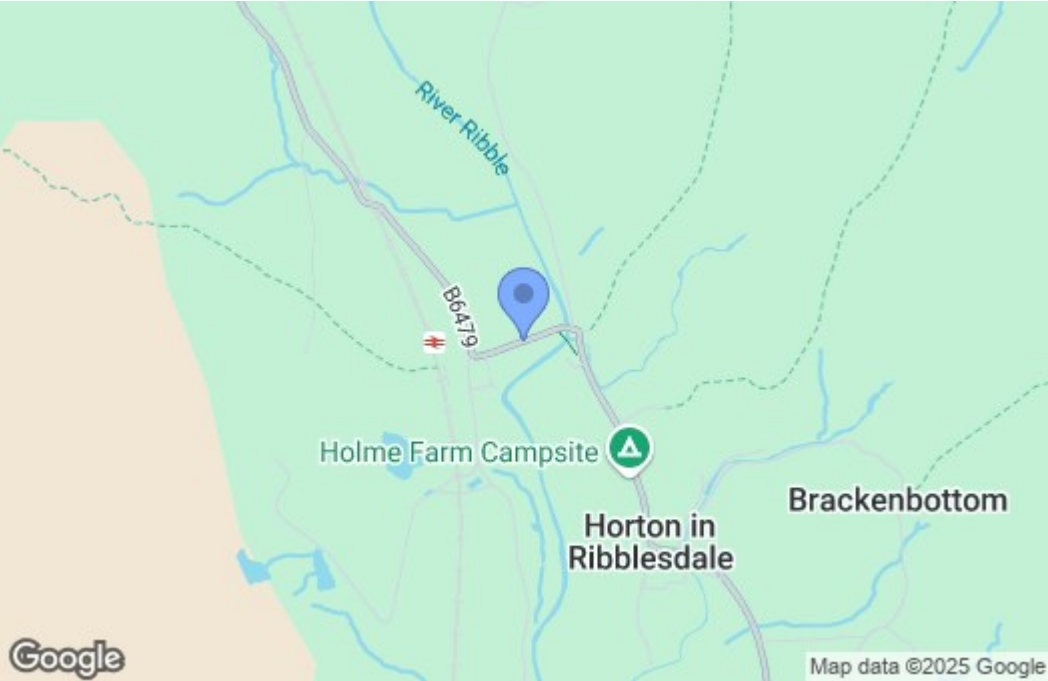
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Total area: approx. 94.1 sq. metres (1012.5 sq. feet)
2 Rowe End Cottages, Horton-In-Ribblesdale

Area Map



Energy Efficiency Graph

