







THOMPSONS BARN, HORTON IN RIBBLESDALE

£525,000

Neil Wright ASSOCIATES

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THOMPSONS BARN, HORTON IN RIBBLESDALE, SETTLE, BD24 0EX

Substantial 3 double bedroomed stone-built barn conversion located in a superb rural setting on the edge of Horton Ribblesdale Village.

Situated in an enviable position on a cul-de-sac lane with river frontage and little passing traffic with the advantage of tended enclosed rear gardens and private parking.

Internally the property offers tastefully designed accommodation laid over two floors with interesting features evident and quality fixtures and fittings throughout.

Large open plan Lounge/Kitchen with rear access to the garden, second ground floor living room, 2 bathrooms and 3 bedrooms.

Flexible accommodation which could suite family, dependant relatives, holiday cottage or second home.

Well worthy of internal and external inspection to fully appreciate the size, layout, design and quality.

Well decorated and presented ready for immediate occupation with no onward chain.

Double glazed windows and electric heating are installed.

Horton in Ribblesdale is a popular and active village situated in the Yorkshire Dales National Park within stunning 3 peaks countryside.

The village has local amenities such as church, village hall, 2 public houses and railway station on the famous Settle to Carlisle Railway, with regular services to Settle, Skipton, Leeds and Carlisle.

ACCOMMODATION COMPRISES:

Ground Floor
Entrance Hall, WC/Cloaks Cupboard, 2 Bedrooms, Bathroom, Kitchen/Dining Room.

First Floor
Open Plan Kitchen/Lounge/Dining Room, Bedroom, Utility Room, WC.

Outside
Forecourt, Large Enclosed Rear Garden, Stone Shed.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:
11'0" x 9'7" (3.35 x 2.92) plus 3'2" x 3'5" (0.96 x 1.04)
Solid external entrance door, return staircase to the first floor, flagged flooring, 2 double glazed windows, understairs cupboard, boarded internal doors to 2 bedrooms, exposed stone wall, recessed spotlights.





WC/Cloakroom:
3'0" x 6'0" (0.91 x 1.82)
Low flush WC, wash hand basin, flagged floor.



Bedroom 1:
14'0" x 9'6" (4.26 x 2.89)
Double bedroom, 2 double glazed windows, wall lights.





Bedroom 2:
9'3" x 11'3" (2.81 x 3.42)
Double bedroom, double glazed window, wall lights.





Bathroom:
9'4" x 8'1" (2.84 x 2.46)
Access from both bedrooms, 4-piece white bathroom suite comprising bath, shower enclosure with shower off the system, pedestal wash hand basin, low flush WC, double glazed window, boarded internal doors.



Lounge/Kitchen
15'8" x 9'5" (4.77 x 2.87)
plus 9'6" x 6'1" (2.89 x 1.85)
Stable style external door, staircase to the first floor, double glazed screen window, recessed spotlights, flagged floor, electric heater.



Kitchen Area:
Base units with complementary work surfaces, wall cupboards, plate rack, stainless steel sink, electric hob, extractor hood, built in electric oven, built in fridge.





Shower Room:
5'1" x 6'0" (1.54 x 1.82)
Shower enclosure with electric shower, pedestal wash hand basin, WC, heated towel rail.



FIRST FLOOR:

Open Plan Lounge/Kitchen /Dining
16'5" x 21'9" (5.00 x 6.62) plus 5'8" x 11'0" (1.72 x 3.35)
Large room with lounge to one side and kitchen and dining to the other side.





Kitchen Area:
9'10" x 16'5" (2.99 x 5.00) excluding staircase.
Range of modern kitchen base units with complementary worksurfaces, 1 ½ bowl stainless steel sink with mixer tap, built in fridge freezer and slimline dishwasher, induction hob, extraction hood, built in electric oven, flagged flooring, double glazed window, open ceiling, wall lights.

Dining Area/Lounge:
11'0" x 22'1" (3.35 x 6.73)
Open ceiling, glazed door with access to the rear garden, 2 double glazed gable windows, double glazed side window, wall lights, exposed truss.





Utility Room:
5'3" x 9'7" (1.60 x 2.92)
Cupboard housing under floor heating controls, WC, pedestal wash hand basin, plumbing for washing machine, flagged floor, loft access.



Landing:
Access to bedroom, glazed external door to rear garden.

Bedroom:
12'5" x 11'6" (3.78 x 3.50)
Double bedroom, eaves storage, double glazed window, electric heater.





OUTSIDE:

Front:
Cobbled area.





Side:

Paved side steps to gated entrance.

Rear:
Large walled rear garden, patio area, lawns.





Stone Detached Shed:
15'0" x 6'0" (4.57 x 1.82)
Front and rear door, sink, double glazed window, flagged floor.

NB: Facility for 2 parking spaces within the adjoining croft.





Directions:
Enter Horton in Ribblesdale on the B6479 from Settle, take the second right hand turn (just over the small bridge), proceed approximately 200 yards and Thompsons Barn are located on the left hand side, a for sale board is erected.

Tenure:
Freehold with vacant possession on completion

Services:
Mains water; drainage and electric heating are connected to the property.

Internet/Mobile Coverage:
The Ofcom website https://checker.ofcom.org.uk/ shows that Internet is available, and mobile coverage.

Flooding:
Check for flooding in England - GOV.UK shows that the risk of flooding is very low.

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.

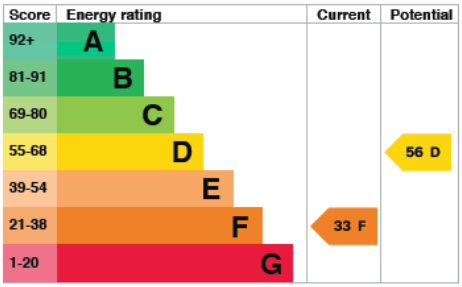
Local Authority:
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'D'

Energy rating and score

This property's energy rating is F. It has the potential to be D.

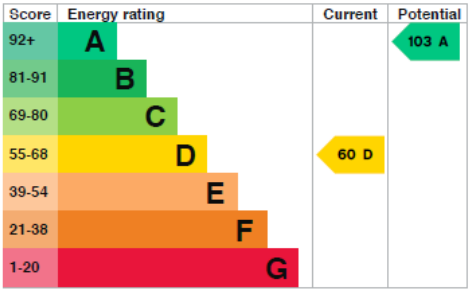
See how to improve this property's energy efficiency.



Energy rating and score

This property's energy rating is D. It has the potential to be A.

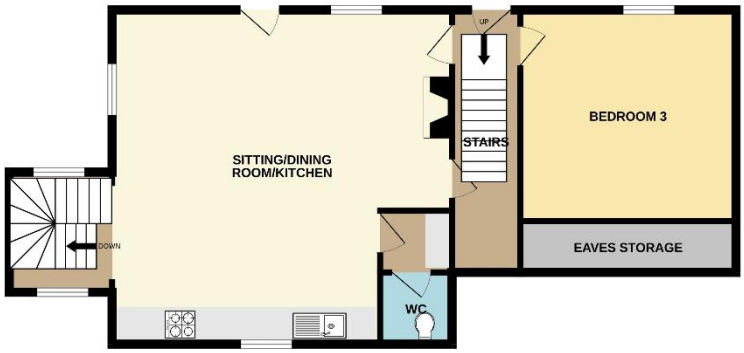
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GROUND FLOOR



1ST FLOOR



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www.tpos.co.uk

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