



## Douk Ghyll Cottage Horton-In-Ribblesdale, BD24 0EX Price Guide £300,000

A charming and unique one-bedroom detached home in the heart of the Yorkshire Dales and the Three Peaks area. This characterful property features a cosy sitting room with a wood-burning stove, a kitchen with pantry, and dining room opening directly to the garden.

Upstairs offers a spacious double bedroom and a modern bathroom. A standout feature is the detached annex, which includes a wet room, ground floor space, and a mezzanine level—ideal as guest accommodation or a home office.

Externally, there is a generous garden with beautiful views over the beck and private parking. A rare opportunity in a tranquil and iconic location—viewing is highly recommended.

## Property Description

Nestled in a quiet location within the iconic Dales village of Horton-in-Ribblesdale, right in the heart of the Yorkshire Three Peaks, Douk Ghyll Cottage is a truly unique and characterful detached one-bedroom property. It boasts a generous garden, private parking, and a separate annex offering flexible use as additional accommodation or a home office.

The main cottage comprises a cosy sitting room with a wood-burning stove, a kitchen with adjoining pantry, and a dining room with direct access to the garden.

Upstairs, you'll find a spacious double bedroom and a well-appointed bathroom.

The detached annex includes a ground floor room with wet room and a versatile mezzanine level—ideal as an occasional bedroom or workspace.

Outside, the well-established garden features mature planting, lawn, and patio areas, all with delightful views over the beck.

Viewing is essential to fully appreciate this special Dales property.

## Property Information

Tenure: Freehold  
Council Tax Band: C  
EPC Rating: F  
Services: All mains  
Broadband:

## Location

Horton-in-Ribblesdale is a well-known village in the heart of the Yorkshire Dales National Park, popular with walkers and outdoor enthusiasts. It sits beneath the towering peak of Pen-y-ghent, one of the famous Yorkshire Three Peaks, with a wealth of scenic walking and cycling routes starting from the village itself.

The village has a strong community feel, with a traditional pub, café, church, and a railway station on the Settle–Carlisle line, offering direct connections to Leeds and beyond. Nearby Settle provides a full range of amenities, including a Booths supermarket, independent shops, pubs, and eateries.

Primary schools are available in nearby Austwick

and Ingleton, while secondary education is provided by the highly regarded Settle College and QES in Kirkby Lonsdale.

With its dramatic landscape and superb access to the Dales, Horton is also within easy reach of the Forest of Bowland, Lake District, and Morecambe Bay, making it a perfect base for exploring the wider region.

## Ground Floor

### Sitting Room



Slate flagged floor, multi fuel stove with stone mantel engraved with initials and dated 1719, 3 double glazed windows to rear, front and side aspects, timber door.

### Kitchen



Patterned quarry and marble tiles, radiator, range of wall and base units, built in oven and hob with pull out extractor hood over, 1.5 drainer sink, under stairs cupboard, exposed beams, double glazed window to rear and front.

## Dining Room



Slate flagged floor, exposed beam, double glazed window to with views over garden, UPVC door to rear.

## First Floor

### Landing

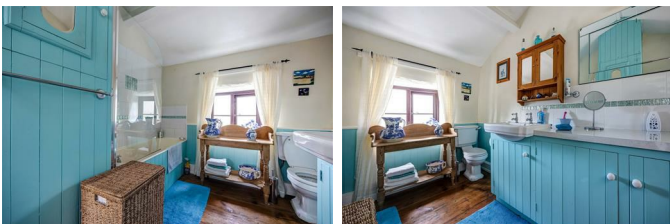
Fitted carpet, double glazed window, Velux roof window.

### Bedroom One



Fitted carpet, radiator, fitted wardrobes, two double glazed windows to rear with views over the beck.

## Bathroom



Wooden floorboards, radiator, wash basin with storage units, toilet, bath with electric shower over, cupboard, single glazed window to landing, double glazed window to front.

## Divorced Annex

### Annex



Tiled floor, worktop, plumbing for washing machine and tumble dryer, stairs to mezzanine level, double glazed window, timber and double glazed door.

### Wet Room



Heated towel rail, wash basin, shower, toilet, extractor fan, timber framed double glazed window with textured glass.

## Mezzanine



Wooden floorboards, exposed beams, two timber framed double glazed windows, heritage style Velux window.

## External - Rear



Large area of lawn, hedge and drystone wall boundaries, established borders with mature and diverse plants, stone flagged patio area, access to the beck.

### Parking

Two off road parking spaces to side of property.

### 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, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

At the point an offer is accepted, an Onboarding

Fee of £25.00 (inc. VAT) will be payable. This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

You can pay this fee securely online at:  
<https://shorturl.at/zAqJj>

### 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

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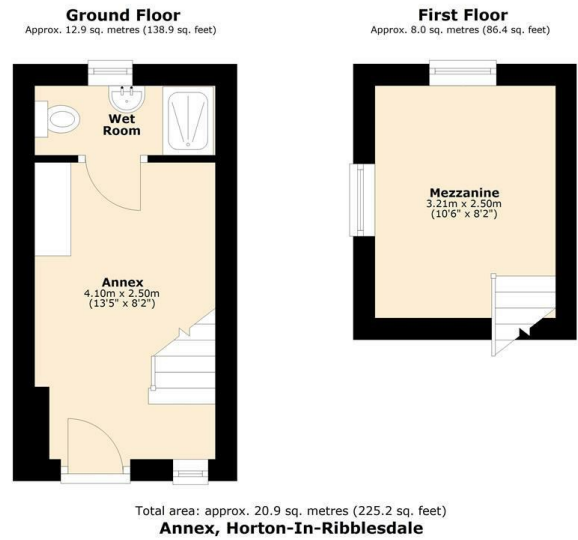
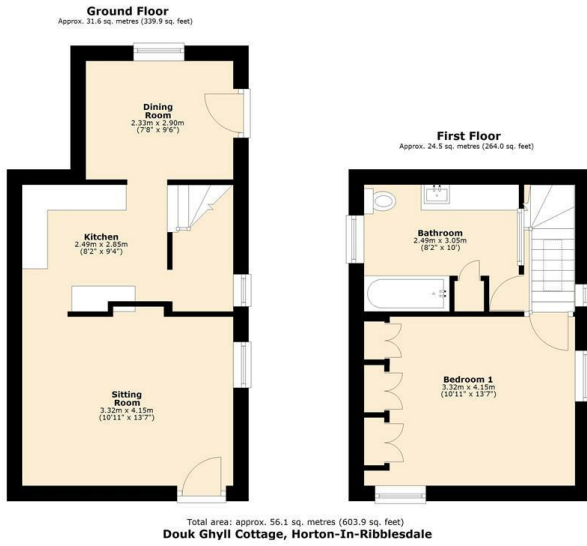
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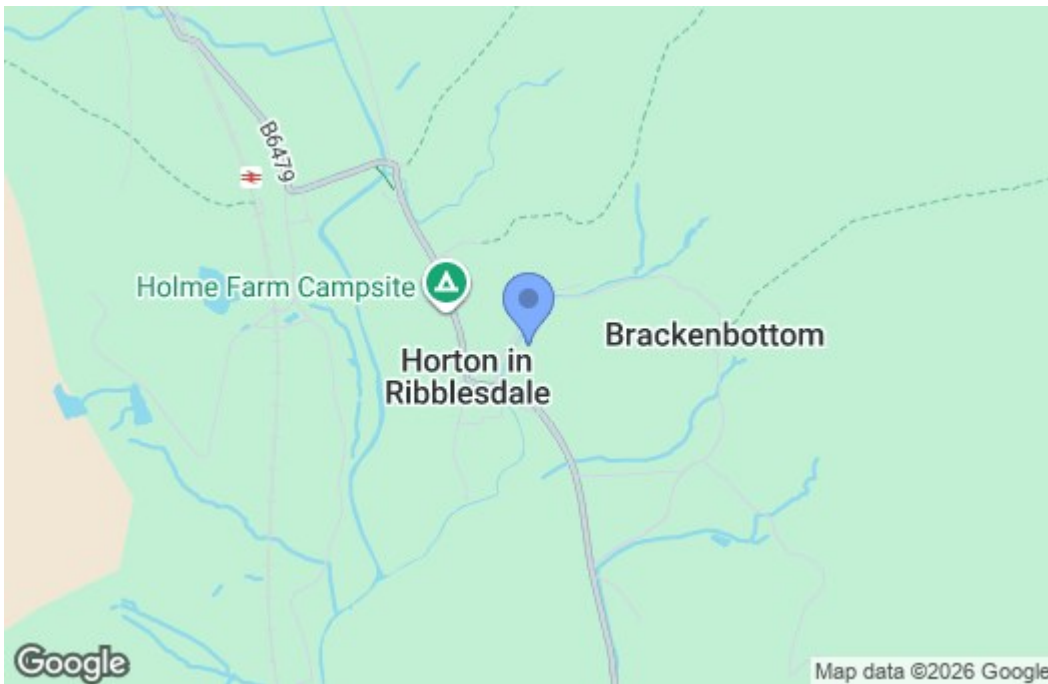
### FLOOR PLANS

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

# Floor Plan



# Area Map



# Energy Efficiency Graph

