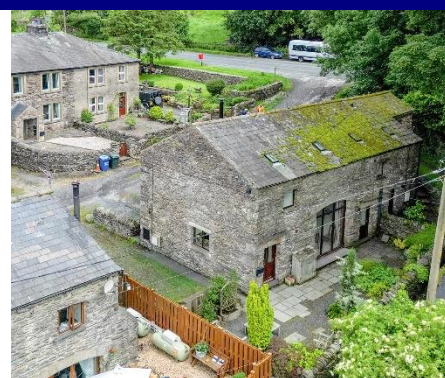




1 HIGH BARN, STUDFOLD, HORTON IN RIBBLESDALE £350,000





1 HIGH BARN, STUDFOLD, HORTON IN RIBBLESDALE, BD24 0ER

A well-appointed, stone built three-bedroom semi-detached barn conversion, located within the hamlet of Studfold within the Yorkshire Dales National Park.

The property offers spacious, well-planned accommodation laid over two floors, with many interesting features evident throughout.

The property has double glazed windows and Calor gas central heating installed.

The ground floor comprises a rear entrance hall leading to an inner hallway with staircase to the first floor. There is a good-sized lounge featuring a large picture window and multi fuel stove, along with a kitchen and WC/cloakroom.

To the First floor, a landing area provides sitting space and access to three bedrooms and a bathroom.

Externally, there is side parking for two vehicles, and south facing rear garden.

Ideal family home, holiday/second home or investment property.

Well worthy of internal inspection to fully appreciate the size, layout, and condition.

Studfold is a small cluster of properties situated approximately 5 miles from the market town of Settle. Settle has all local amenities such as independent shops, pubs, cafes, recreation and educational facilities.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Inner Hallway, Lounge, Kitchen, WC

First Floor

Landing, Bedroom 1 with Ensuite Shower Room, 2 Further Bedrooms, House Bathroom

Outside

Side Parking, South Facing Rear Garden

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

8'5" x 9'0" (2.56 x 2.74)

Half glazed external entrance door, recessed spotlights, radiator.





Inner Hallway:

8'10" x 10'11" (2.69 x 3.32)

Staircase to the first floor, access to the lounge, radiator.



Lounge:

13'4" x 20'8" (4.06 x 6.29)

Large double glazed screen window with aspects over the garden, multi fuel stove within recess on flagged hearth, double glazed window, recessed spotlights, two radiators.



Kitchen:

6'9" x 16'4" (2.05 x 4.97)

Range of base units with complementary worksurfaces, wall units, 1 ½ bowl stainless sink with mixer taps, built in electric oven, gas hob, extraction hood, plumbing for washing machine, double glazed window, part glazed rear external door, recessed spotlights, radiator.





WC:

3'9" x 6'9" (1.14 x 2.05)

Low flush WC, pedestal wash hand basin, gas fired central heating boiler (Calor).



FIRST FLOOR:

Landing:

5'2" x 14'7" (2.87 x 4.16)

Spacious landing area, access to three bedrooms and house bathroom, conservation roof light, loft access, exposed stone wall, sitting area.



Bedroom 1:

10'9" x 9'4" (3.27 x 2.84) plus 4'4" x 6'7" (1.32 x 2.00)

Double bedroom, exposed roof truss, sloping ceiling, radiator, double glazed window, conservation roof light.





En Suite Shower Room:

6'0" x 6'5" (1.82 x 1.95)

Shower enclosure with shower over off the system, low flush WC, pedestal wash hand basin, double glazed window, radiator.



Bedroom 2:

10'4" x 9'6" (3.15 x 2.89) To the Rear

Double bedroom, double glazed window, radiator, conservation roof light.



Bedroom 3:

8'2" x 10'9" (2.48 x 3.27)

Double bedroom/study, double glazed window.





House Bathroom:

5'9" x 8'3" (1.75 x 2.51)

With a 3-piece bathroom suite, bath, WC, pedestal wash hand basin, double glazed window, conservation roof light, radiator.



OUTSIDE:

Side parking for two vehicles and south facing rear garden.



**Directions:**

Leave the Settle office and proceed down Church Street to Bridge End. Turn right onto the B6479 towards Horton in Ribblesdale. High Studfold Barn is located on the left-hand side. Take the second left into the hamlet and drive through the farm yard. A for sale board is erected.

Tenure:

Freehold with vacant possession on completion.

Services:

Mains electric, water, private septic tank drainage shared with other properties, Calor gas heating.

Age:

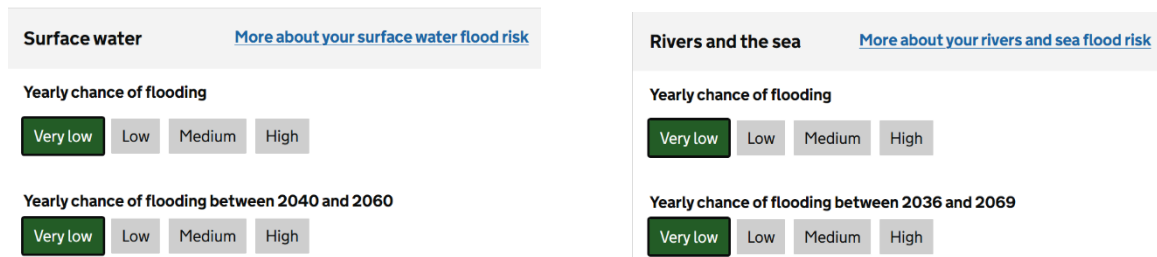
Converted in 1990's from traditional barns.

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/oil 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.



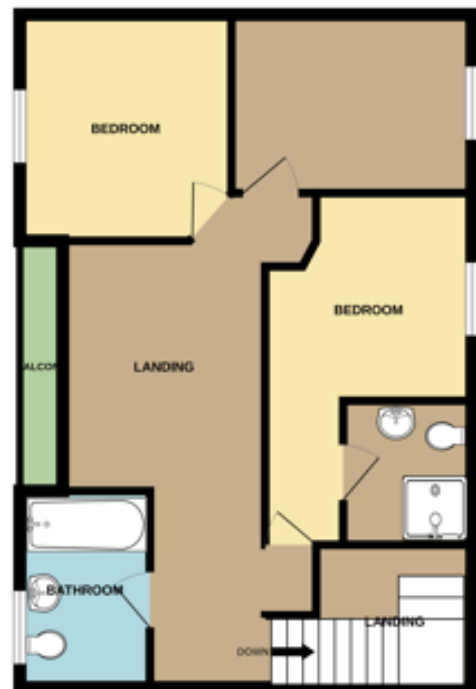
Local Authority:
 North Yorkshire Council
 1 Belle Vue Square
 Broughton Road
 SKIPTON
 North Yorkshire
 BD23 1FJ
 Council Tax Band D

1 High Barn Studfold Horton-In-Ribblesdale SETTLE BD24 0ER		Energy rating D
Valid until 17 July 2036	Certificate number 5736-5623-8600-0247-4292	
Property type		Semi-detached house
Total floor area		115 square metres

GROUND FLOOR
 613 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR
 595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 1208 sq.ft. (112.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 letroplan 1/2025



 **rightmove.co.uk**
 The UK's number one property website



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.