



**THOMPSONS BARN & CROOKS COTTAGE
HORTON IN RIBBLESDALE
£525,000**





THOMPSONS BARN & CROOKS COTTAGE, HORTON IN RIBBLESDALE, SETTLE, BD24 0EX

Interesting opportunity to acquire a superb two bedroom stone built barn conversion with adjoining one bedroom cottage,

Located in a stunning position on the edge of Horton in Ribblesdale Village with little passing traffic.

Spacious and tastefully designed and constructed to a very high specification with good eye for detail and quality fixtures and fittings throughout. Features include open ceilings, exposed roof timbers, flagged floors, double glazed windows and electric heating system with under floor heating.

The main barn has ground floor entrance hall, 2 double bedrooms and house bathroom with the first floor offering spectacular open plan lounge, kitchen and dining room with utility/WC off.

The cottage offers compact accommodation with ground floor living kitchen and bathroom and first floor double bedroom.

Both properties share a large, well maintained walled rear garden with detached shed and private parking within adjoining croft.

The main dwelling can be occupied by anybody; the cottage is subject to a Yorkshire Dales 106 occupancy clause.

Fantastic properties in an unrivalled position, well worthy of internal inspection to fully appreciate.

Horton in Ribblesdale Village is a very popular village situated within the famous Yorkshire 3 peaks area within the Yorkshire Dales National Park approximately 6 miles from the market town of Settle.

The village has amenities such as 2 public houses, village hall and railway station on the famous Settle to Carlisle railway.

Available for immediate occupation with no onward chain.

THOMPSONS BARN

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, WC/Cloaks Cupboard, 2 Bedrooms, Bathroom.

First Floor

Open Plan Kitchen/Lounge/Dining Room, 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.



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.





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.



CROOK COTTAGE



ACCOMMODATION COMPRISES

GROUND FLOOR:

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:

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:**

Paved forecourt.

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/Crooks Cottage 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

Thompsons Barn Council Tax Band 'D'
Crooks Cottage Council Tax Band 'A'

Thompsons Barn

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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E		
21-38	F	33 F	
1-20	G		

Crooks Cottage

Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B		
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Thompsons Barn

GROUND FLOOR



1ST FLOOR



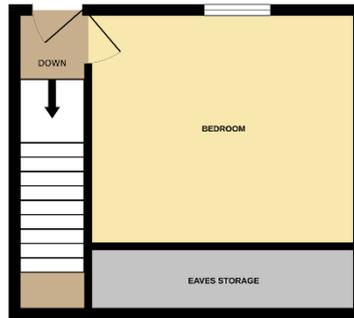
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Crooks Cottage

GROUND FLOOR



1ST FLOOR



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