



Stable Barn, Horton

£650,000 Freehold

Stunning 4-bed barn conversion in a rural hamlet. Spacious, characterful interiors, excellent gardens, ample parking, garage, and scenic open field outlooks. Freehold, no chain, close to Clitheroe and Skipton.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



Occupying a coveted position within a picturesque rural hamlet, this stunning four-bedroom semi-detached barn conversion presents a rare opportunity to acquire a beautifully appointed family home, brimming with character and charm. The inviting entrance hallway sets a welcoming tone, leading into a generous lounge adorned with oak flooring, a striking stone fireplace, and a wood-burning stove, creating an inviting space for relaxation and entertaining. The heart of the home is the impressive kitchen diner with stone flooring, featuring an electric Aga and ample space for family gatherings, complemented by a practical utility room. The ground floor benefits from underfloor heating throughout, ensuring comfort in every season. Further accommodation includes a family sitting room with feature barn door entrance, an office ideal for home working. off the first floor are four excellent bedrooms, including a sizeable master suite with en-suite shower room, dressing room and large storage areas and a spacious family bathroom with deluxe roll top freestanding bath. Every detail has been considered to deliver a harmonious blend of traditional features and modern finishes, making this a truly lovely family home. The property is offered freehold with no onward chain, providing a seamless move for discerning buyers.

Externally, the property is equally impressive, with gate access leading to a driveway providing private off-road parking for at least four cars. The attractive lawned forecourt is complemented by stone-flagged pathways and a beautiful stone open-arched porch with barn door frontage, all bordered by mature planted gardens and traditional stone walls. The attached garage, with up-and-over door, power, and lighting, also houses the oil-fired central heating boiler and offers additional storage or workshop potential. The rear garden enjoys a peaceful aspect, adjoining open fields to the side, and features an excellent lawned area, stone-paved patios perfect for alfresco dining, and well-stocked, established borders. A timber storage shed and robust stone boundary wall further enhance the outdoor space, providing both practicality and privacy. This idyllic setting combines the tranquillity of rural living with convenient access to the amenities of Clitheroe and Skipton, making it an outstanding choice for families seeking a premium lifestyle in the heart of the Ribble Valley.



Entrance Hallway

Beautiful welcoming entrance, spacious with external wood door, stone flagged flooring with under floor heating, feature wood beams, recessed spotlights, wood spindle staircase to first floor.

Cloakroom

2-pce white suite, low level w.c., pedestal wash basin, timber framed double glazed window, stone sill and beam over, recessed spotlights, extractor fan, stone flagged flooring, under floor heating.

office

Fitted desk unit, shelving and cupboards, part exposed stone wall, timber framed double glazed window, stone sill and beam over, stone flooring, under floor heating.

Lounge

Exposed stone wall and feature fireplace, stone hearth housing wood burning stove, wood beams, oak wood flooring, under floor heating, TV point, double glazed timber framed external door and glazed window surround to rear garden.

Kitchen Diner

Excellent spacious fitted kitchen with an attractive range of cream fitted wall, base and drawer units with contrasting solid wood worktops, breakfast bar and dining area, integrated, fridge and freezer, dishwasher, ceramic Belfast style sink with mixer tap, electric fired Aga, tiled splashback in recess, extractor filter and feature wood beam over, timber framed double glazed window, stone sill and beam over, recessed spotlights, wood ceiling beams, stone flagged flooring and under floor heating.

Sitting Room

Flexible snug sitting room/play room, ceiling beams, recessed spotlights, TV point, stone flagged flooring, under floor heating, external double glazed timber framed door and windows to front stone open porch, built in storage cupboard.

Utility

Cream base units with laminate worktops, sink drainer unit, plumbing for washing machine, space for tumble dryer, storage cupboard, stone flagged flooring, extractor fan, timber framed double glazed external door.

Landing

Feature return staircase, with timber framed double glazed windows with stone sills, wood spindle balustrade, recessed spotlights, panel radiator, loft access to part boarded loft area.

Bedroom One

Impressive sized master suite, carpet flooring, 2 x velux windows, recessed spotlights, dressing room, 2 large built in storage cupboards.

En-suite Shower Room

Spacious 3-pce white suite, shower enclosure with thermostatic rainfall shower, pedestal wash basin, low level w.c., tiled flooring, fully tiled walls, chrome ladder style radiator, recessed spotlighting.

Bedroom Two

Double room, carpet flooring, 2 x velux windows, storage cupboard into the eaves, panel radiator, recessed spotlights.

Bedroom Three

Double room, carpet flooring, panel radiator, timber framed double glazed window.

Bedroom Four

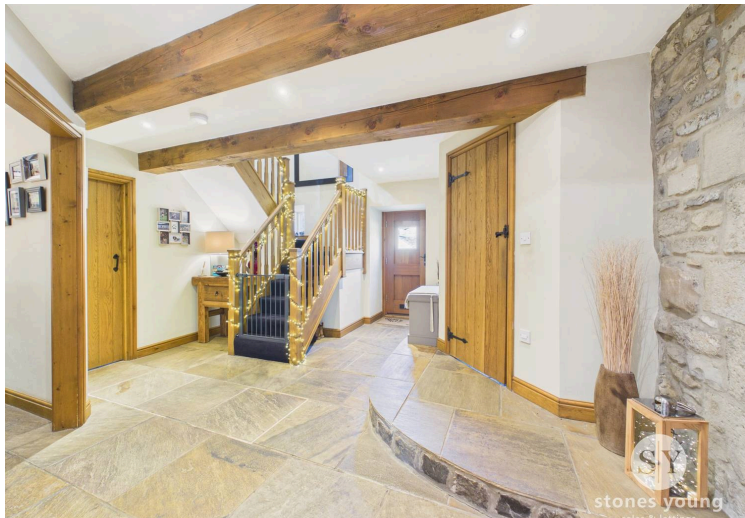
Carpet flooring, panel radiator, double glazed timber framed window with stone sill and wood beam over, beautiful views over adjoining open fields.

Bathroom

Sumptuous light and airy generous family bathroom, roll top freestanding bath with mixer tap and handheld shower fitment, low level w.c., pedestal wash basin, fully tiled walls, tiled flooring, chrome ladder style radiator, recessed spotlighting, panel radiator, velux window.

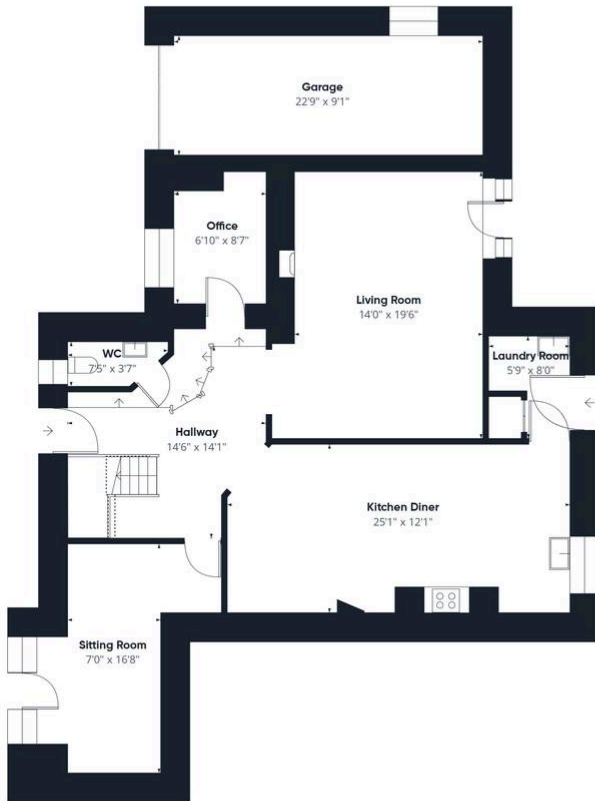
Additional Information

Electric connected. Oil fired central heating. Under floor heating – Ground Floor Mains Water. Drainage – shared septic tank

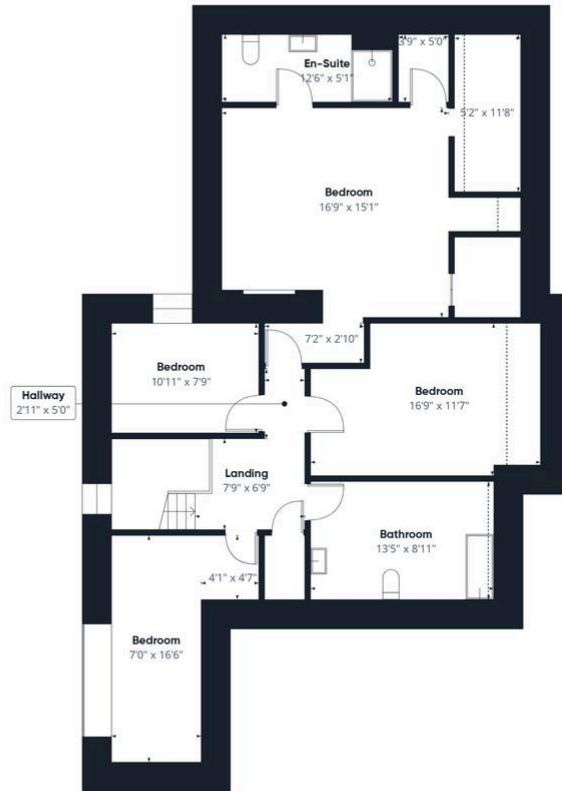








Floor 0



Floor 1



Approximate total area^m

2327 ft²

Reduced headroom

92 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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