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ESTATE AGENTS

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The Knoll Station Road To Higher Studfold, BD24 0HD
Offers In The Region Of £650,000

A charming four-bedroom period home in the heart of Horton in Ribblesdale, set within the stunning Yorkshire Three Peaks National Park. Occupying an elevated plot with far-reaching countryside views, The Knoll combines spacious, character-filled accommodation with extensive mature gardens, gated off-road parking and a versatile detached studio. Retaining a wealth of original features throughout, this impressive home offers an idyllic blend of traditional character, generous living space and a spectacular rural setting.

The Knoll

A wonderful period property set in the heart of Horton in Ribblesdale, within the spectacular Yorkshire Three Peaks landscape. Situated on a generous elevated plot, The Knoll enjoys exceptional views across the surrounding countryside and offers spacious, characterful accommodation together with extensive gardens and ample parking.

The property retains a wealth of original features including attractive mullion windows with modern aluminium-framed panels, decorative timber panelling to the entrance hall and sitting room (extending to the picture rail), a timber-framed conservatory with original mechanical roof window opener, and a number of feature fireplaces.

The well-proportioned accommodation includes a spacious and light-filled rear entrance hall, ground floor cloakroom, utility room, and a charming kitchen with a traditional Rayburn, leading through to the dining room. Further accommodation includes a sitting room, front entrance hall and conservatory. To the first floor are four generously sized bedrooms, including one with an en-suite shower room, together with a family bathroom.

Externally, the property benefits from gated off-road parking, extensive established gardens with a variety of patio seating areas, lawns, mature planting and a wooded area. A versatile detached building, currently used as a studio but formerly a garage, provides additional flexible space for a variety of uses.

Property Information

Tenure: Freehold
Council Tax Band: E
EPC Rating: F
Services: Oil fired Rayburn central heating, mains electric, water and drainage
Broadband: Speeds available up to 1000mbps

Horton-in-Ribblesdale (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

Rear Entrance Porch

Slate tiled flooring, column radiator, painted hardwood double glazed window to side aspect, painted hardwood door with double glazed side panels.

Entrance Hall

Quarry tiled flooring, radiator, multi fuel stove with stone fireplace, staircase to first floor, panelled walls, aluminium framed double glazed window.

Conservatory



Stone flagged flooring, timber framed construction with single glazed windows, double UPVC doors to garden, original mechanical roof window opener, painted hardwood door to entrance hall.

Cloakroom





Patterned tiled flooring, column radiator, wash basin with vanity unit, toilet, extractor fan, painted hardwood double glazed window with privacy glass.

Sitting Room



Varnished Pine floorboards, two radiators, stone fireplace with multi fuel fire, panelled walls up to picture rail, mullion window with aluminium framed double glazed panels with window seat to front, mullion window with aluminium framed double glazed panels to rear.

Kitchen



Slate tiled flooring, Rayburn, shaker style base units with complimentary solid wood worktops, Belfast sink, integrated dishwasher, space for fridge / freezer, exposed beams, two Velux window, double glazed window to rear aspect and circular feature window to sides.

Utility Room

Vinyl patterned tile effect flooring, solid wood worktop with plumbing for washing machine and tumble dryer, fitted shelving, cupboard housing hot water system, UPVC double glazed window.

Dining Room



Varnished hardwood flooring, radiators, stone fireplace fitted cupboards, pantry cupboard with shelving, including slate shelf and single glazed window, picture rail, mullion window with aluminium framed double glazed panels and window seat.

First Floor

Landing

Carpet runner, radiator, mullion window with aluminium framed double glazed panels off half landing, UPVC double glazed window.

Bedroom One



Varnished pine floorboards, column radiator, original decorative cast iron fireplace, mullion window with aluminium framed double glazed panels.

En-suite





Varnished pine floorboards, wash basin, toilet, shower cubicle with patterned tiles.

Bedroom Two



Machine engineered flooring, radiators, fitted wardrobes, two mullion window with aluminium framed double glazed panels to front aspect with views to the church and hills beyond.

Bedroom Three



Dark stained floorboards, radiator, fireplace, mullion window with aluminium framed double glazed panels to front aspect with views to the church and hills beyond, UPVC double glazed window to side aspect with stunning view of Pen-Y-Ghent.

Bedroom Four



Stripped floorboards, radiator, cast iron fireplace, mullion window with aluminium framed double glazed panels.

Bathroom





Varnished pine floorboards, heated towel rail, wash basin, toilet, shower cubicle, roll top bath with claw and ball feet, UPVC windows.

External

Studio





Concrete flooring 3 phase electric, light, UPVC windows to side and rear aspects, sliding side door, timber door and double glazed windows, electric roller shutter door.

Front



Lawn, patio, steps to orangery, established beds, path to side garden.

Side



Large area of lawn, various trees, established beds.

Rear



Large patio area, formally a swimming pool, old red telephone box with power, raised beds.

External WC

Concrete flooring, light, toilet, wash basin.

External Store

Concrete floor, light and power.

Parking

Large gravelled parking area for at least 4 cars.

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, a non refundable onboarding fee of £25.00 (inc. VAT) per person 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

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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

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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

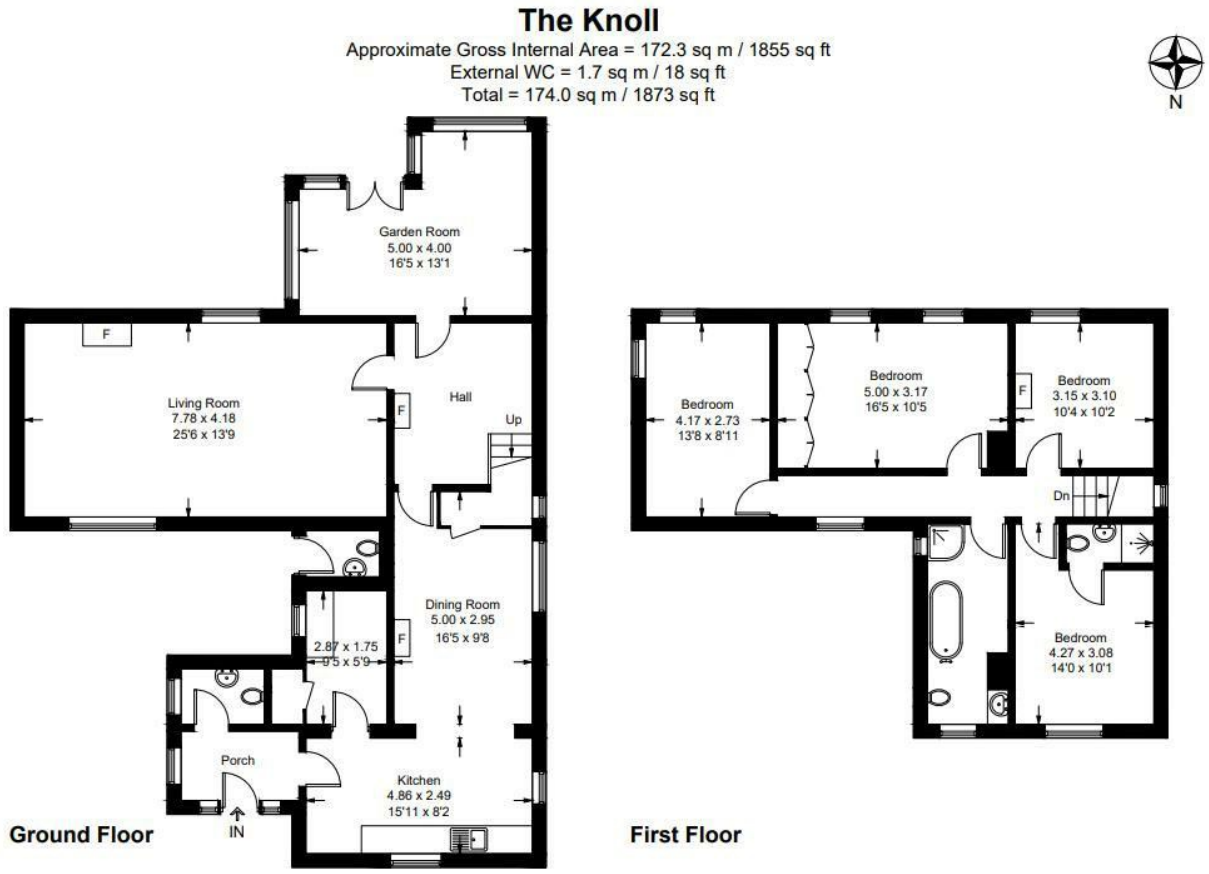
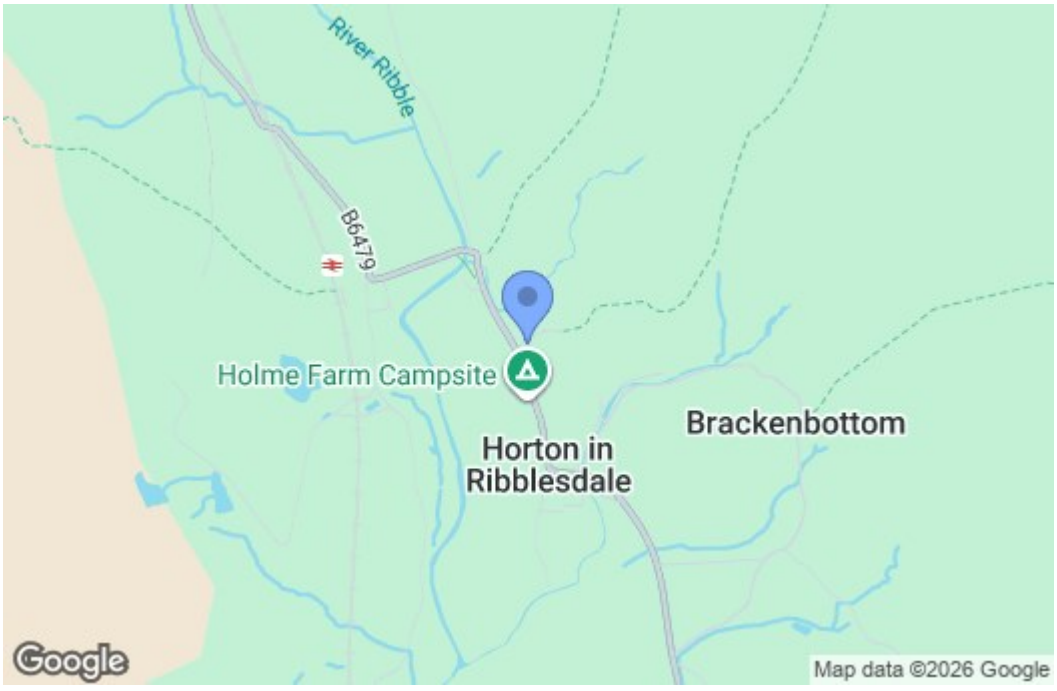


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Area Map



Energy Efficiency Graph

