



Hannam Cottage, Horton-in-Ribblesdale, Settle, BD24 0HF

A Grade II Listed three bedroom cottage finished to a high standard located in the popular village of Horton in Ribblesdale and close to all amenities. An ideal weekend escape or investment property situated in the Yorkshire Dales National Park and close to the Three Peaks.

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Hannam Cottage, Horton-in-Ribblesdale, Settle, BD24 0HF

Lancaster 28 miles, Skipton 22 miles, Leeds 49 miles (all distances)

Guide Price: £295,000

- Three bedroom cottage in village location
- Close to the Three Peaks and within the Yorkshire Dales National Park
- Grade II Listed with many period features
- Private garden with storage
- Two National Park parking permits available



General remarks

Hannam Cottage is a three bedroom Grade II Listed semi detached property located in the popular village of Horton in Ribblesdale in the Yorkshire Dales National Park. The view from the front of the property is of Pen-Y-Ghent and the traditional hump back bridge in the centre of the village, all amenities are a walk away. Hannam Cottage has many period features including beamed ceilings, exposed stone work and traditional fire place and is a cosy property which has been upgraded in recent years to provide accommodation that is equally suitable as a family home or an investment or holiday property.

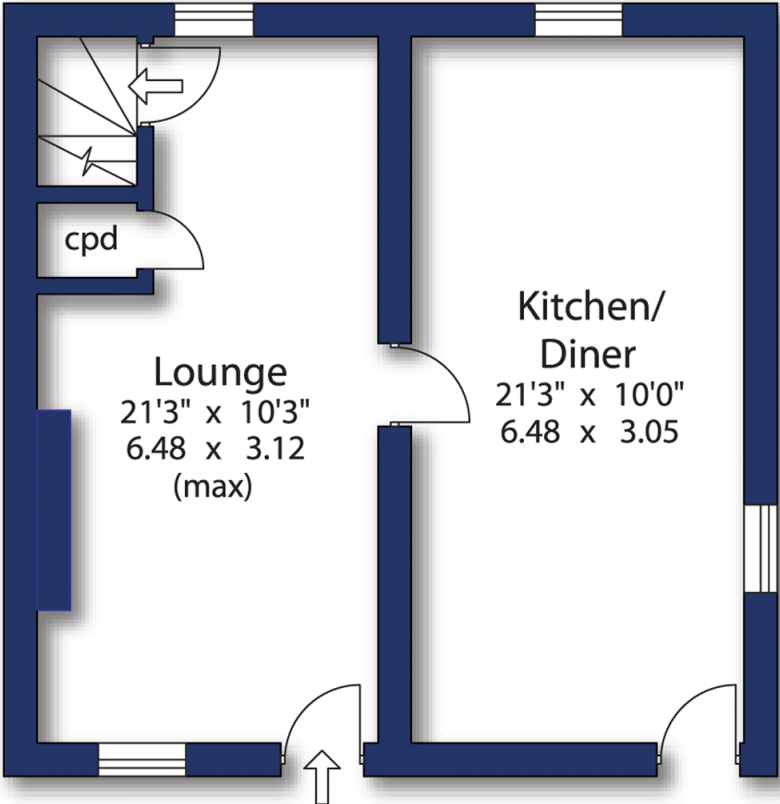
The property briefly comprises solid wood entrance door leading to dining kitchen on a split level with dining area to the top and traditional kitchen with a range of bespoke fitted wall and base units by Eastburn country furniture with silestone worktops and a 1 1/2 bowl ceramic sink with mixer tap. Appliances include a Cookmaster range, integrated washing machine, fridge, freezer and space and plumbing for dishwasher. The kitchen features a beamed ceiling and oak

flooring with a connecting door to the lounge. The lounge is a dual aspect room with feature stone fireplace housing multi fuel stove on slate hearth, ceiling beams, spotlights, under stairs storage cupboard and drop latch door leading to staircase to the first floor.

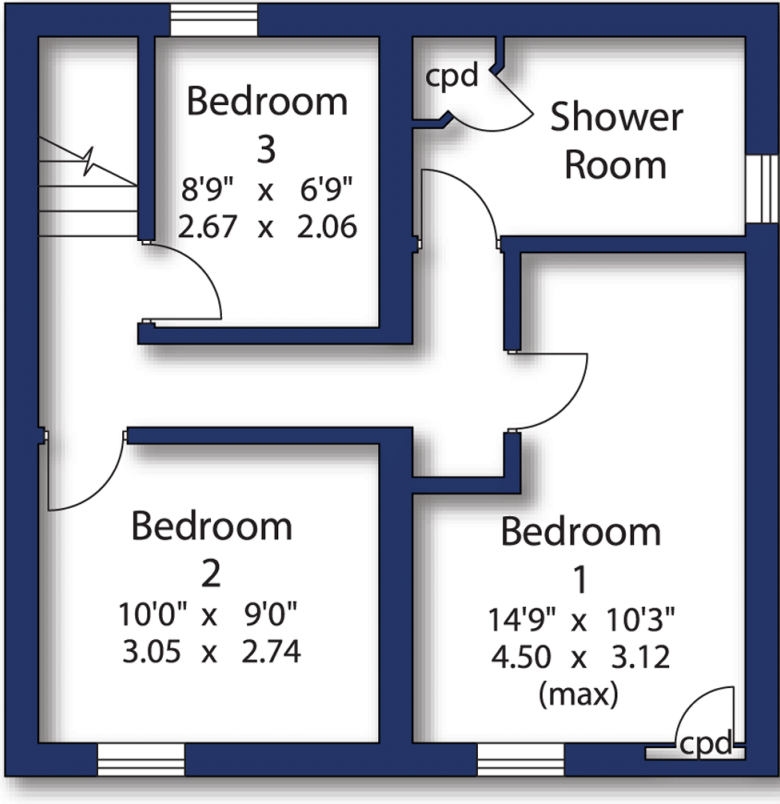
At first floor level there are three bedrooms, two good size double rooms and a single bedroom. In addition there is a house shower room with walk in power shower, pedestal wash hand basin and low suite wc. There is part tiling to the walls, central heating radiator and cylinder cupboard.

Externally there is a pleasant garden to the side with an attractive stream running alongside the seating area. There are two useful storage buildings. Two National Park parking permits are available for an annual fee.

Floorplans



Ground Floor

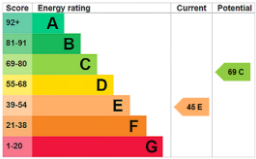


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Contact us



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Directions

Enter Horton-in-Ribblesdale village on the road from Settle, B6479. Go through the village, park in the car park and Hannam cottage is the second cottage on the left just before the hump back bridge.

What3Words autumn.efficient.digs

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently NA

Tenure, Services & Parking

- Freehold. Located within the Yorkshire Dales National Park.
- Mains Electricity Water and Drainage are installed. Domestic heating is from an LPG gas fired central heating boiler.
- Two National Park parking permits are available. 2026 prices for parking passes are £85 per permit per year for a business pass (multiple cars) or £65 per permit per year for personal usage (one nominated car).

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/check-flood-risks)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.