



2 Horton Lodge, Horton, Skipton, BD23 3JX

A beautifully appointed three bedroom stone built mews home, set within an exclusive gated development in the heart of the Ribble Valley. Situated in the picturesque countryside of Horton, near Skipton, this charming property enjoys a landscaped private rear garden, a peaceful brookside setting, and stunning views across rolling fields, offering an idyllic blend of comfort, privacy and rural living.

NO ONWARD CHAIN

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Harrogate 31 miles, Skipton 9 miles, Leeds 37 miles (all distances approximate)

Guide Price: £425,000

- Impressive three bedroom stone built mews home
- Spacious and well-presented accommodation throughout
- Modern fitted kitchen
- Ribble Valley location with good transport links
- Private garden and patio with countryside views
- Gated courtyard parking with carport and visitor Spaces



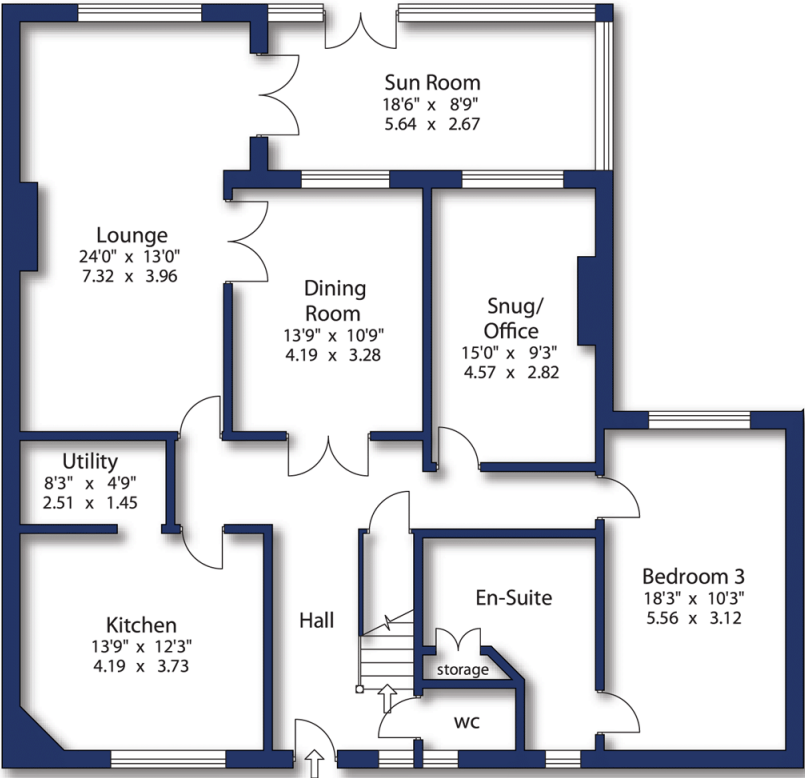
General remarks

The property is approached via a double glazed entrance door opening into a welcoming and spacious central hallway, which provides access to the principal ground floor accommodation and staircase rising to the first floor. At the heart of the home is a well appointed fitted kitchen, thoughtfully designed with an extensive range of cabinetry, quality work surfaces and a selection of integrated appliances. A separate utility room offers additional storage and practical laundry facilities. The formal dining room flows effortlessly into the principal living room, creating an excellent space for both everyday family life and entertaining. To the rear, a bright and spacious sun room, benefiting from electric underfloor heating, enjoys attractive views over the garden and provides a further reception area ideal for year round enjoyment. A separate snug offers versatile accommodation and could be utilised as a family room, home office or additional sitting room. Completing the ground floor is a generously proportioned principal bedroom with a spacious en-suite bathroom featuring a four piece suite incorporating both a bath and separate shower, together with a convenient guest w.c.

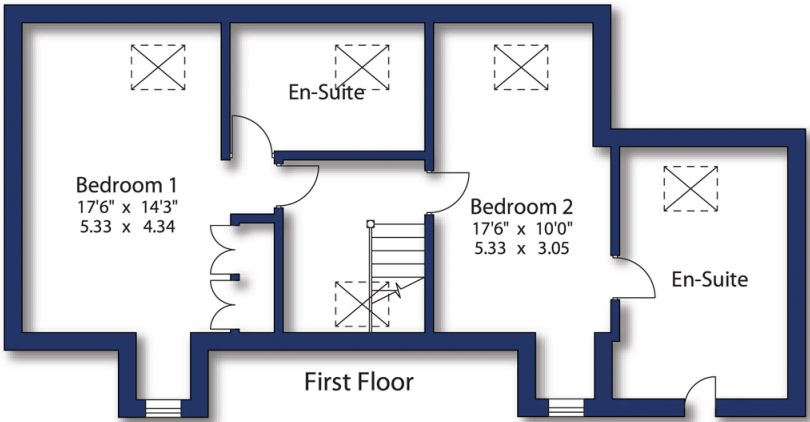
The first floor is arranged around a central landing and offers two substantial double bedrooms, each enjoying the benefit of private en-suite facilities. The larger bedroom features fitted storage and an en-suite bathroom comprising both a bath and separate shower. The second bedroom is equally impressive in size and is served by an en-suite shower room which also incorporates a bidet. Velux roof windows, together with additional glazing, allow for an abundance of natural light throughout this level.

Externally, the property enjoys a beautifully maintained enclosed rear garden, predominantly laid to lawn and complemented by paved seating areas, established planting, mature shrubs and a decorative pond, creating a peaceful setting for outdoor relaxation and entertaining. To the front, there are attractive communal landscaped gardens and courtyard areas, along with the added benefit of off-road parking, a car port and further visitor parking.

Floorplans



Ground Floor

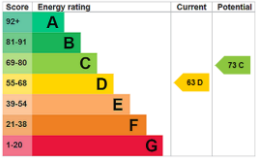


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Contact us



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Directions

From our office in Skipton town centre take the A59 out towards Clitheroe, passing through East Marton and West Marton. After approximately four miles the development will be seen on the right hand side, easily identified by our Dacre, Son and Hartley 'For Sale' board and access is through the gates leading down to Horton Lodge itself. What3Words second.release.trickles

Local Authority & Council Tax Band

- Ribble Valley Borough Council,
- Council Tax Band is currently G

Tenure, Services & Parking

- Leasehold, starting from 01/01/2001 for 999 years, £90 per month service charge paid into Horton Lodge maintenance company (shared by seven households).
- Mains electric and water supply, LPG gas for the central heating shared between 4 properties and drainage is via a shared septic tank between 7 properties
- Private allocated parking is available on site

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/government/checks/check-for-flooding-in-england)

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.

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