



Keepers Cottage & Barn, Brackenbottom, Horton-in-Ribblesdale,

A detached four bedroom Dales farmhouse situated at the bottom of Pen-y-ghent, one of the Yorkshire Dales three peaks. This impressive Grade II listed farmhouse boasts character features, front and rear gardens, croft, garage and a detached barn all within one plot. Internal viewing a must.

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Keepers Cottage & Barn, Brackenbottom, Horton-in-Ribblesdale, Settle, BD24 0EU

Lancaster 27 miles, Skipton 22 miles, Leeds 48 miles (all distances approximate)

Guide Price: £625,000

- Detached four bedroom Dales farmhouse
- Neighbouring detached Barn
- Two reception rooms with open fires
- Farmhouse kitchen plus utility/pantry
- Lawn gardens to front and rear plus croft
- Internal viewing highly recommended



General remarks

An exciting opportunity to acquire an impressive Dales farmhouse at the bottom of Pen-y-ghent, one of the Yorkshire three peaks. The property has a range of character features, generous gardens, croft, garage and detached barn.

Entering through the front door is a the main hallway which provides access to all rooms. Both reception rooms are light and airy and come with beams, fitted carpets and mullion windows to front. The sitting room has a feature stone fireplace with wood burning stove, whilst the dining room has an old range. The kitchen is at the rear of the house and can be accessed off the main hallway, sitting room or via an external side door. This traditional farmhouse kitchen has a range of wall and base units, worktop and a ceramic sink with mixer tap. Appliances include a Creda range cooker with electric hob and three ovens below. Space can be found to house a dishwasher, washing machine and larder style fridge freezer. Opposite the kitchen is a walk in pantry with old slate shelving and a window to rear. Upstairs are four bedrooms and the family bathroom. All

bedrooms are doubles but the master is particularly generous in size. The house bathroom features a freestanding bath, separate shower, wash hand basin, wc and a window to side.

Externally there are gardens to front, side and rear that are mainly laid to lawn. At the top of the rear garden there is a stone outbuilding (old pig pen) and access to the adjoining croft. The detached barn may be of interest to those needing plenty of storage facilities, or to developers for conversion (conversion is subject to the necessary planning consents - buyers are to make their own enquires).

Brackenbottom is a small hamlet that is approximately 1/2 mile away from the neighbouring village of Horton in Ribblesdale. This attractive Dales village is set within the Yorkshire Dales National Park, the focal point for the renowned Three Peaks which attracts mountain walkers, runners, bikers and cavers throughout the year.



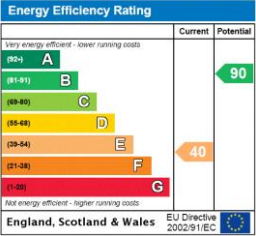
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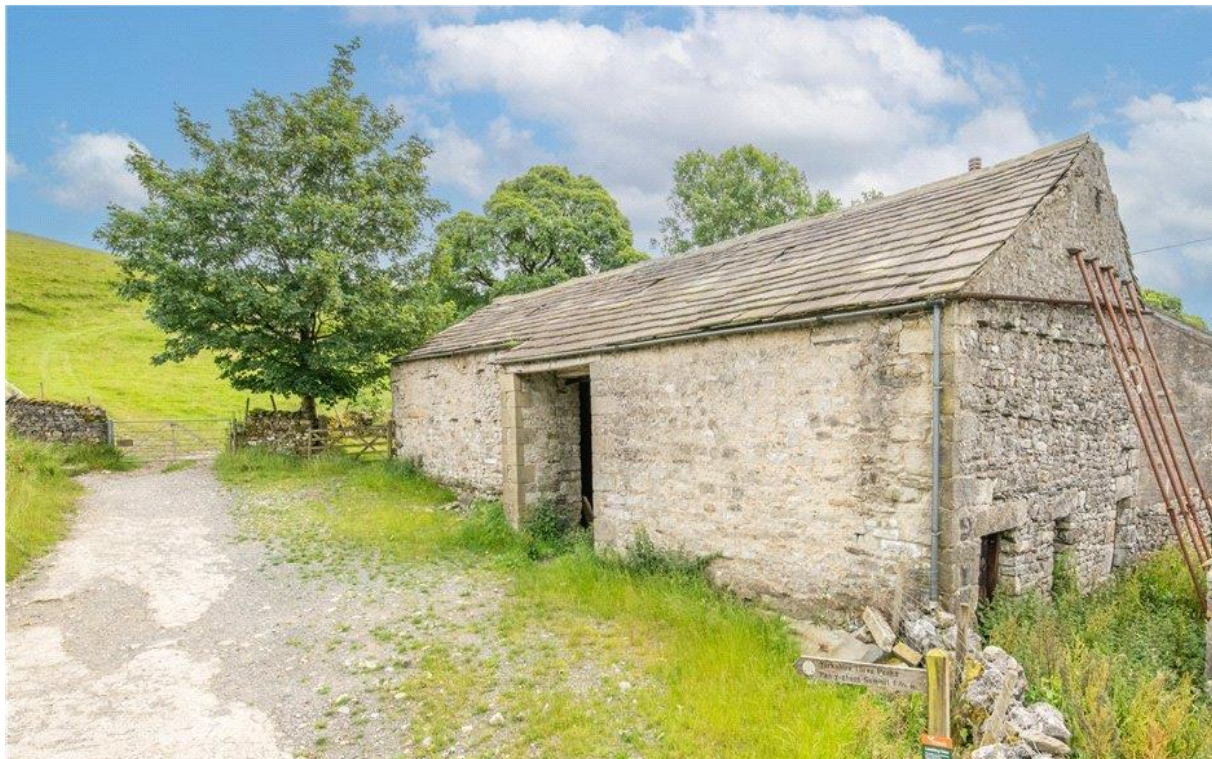
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Amenities include a church and choice of pubs. There is also the railway station with services operating between Carlisle and Leeds. The market town of Settle is within some six miles and offers a comprehensive range of shops and other amenities including schools catering for all age groups. Some West Yorkshire and East Lancashire business centres are within reasonable commuting distance.

Directions

Enter Horton-in-Ribblesdale village on the road from Settle, B6479 and take your first right. Continue up the lane with the beck on your left hand side. At the brow of the hill you will see the barn and house on your left hand side.

What3Words broadens.towels.campus

Local Authority & Council Tax Band

- North Yorkshire County Council
- Council Tax Band F

Tenure, Services & Parking

- Freehold. Located within the Yorkshire Dales National Park. Grade II listed
- Oil fired central heating, wood burning stove in sitting room. Mains water. Septic tank shared with two neighbouring properties.
- Off street parking

Internet & Mobile Coverage

Information obtained from the Ofcom website indicates that an internet connection is available from at least one provider. Outdoor mobile coverage (excluding 5G) is also available from at least one of the UK's four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to:

<https://checker.ofcom.org.uk/>

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.

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 £24.00 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), Dacre, Son & Hartley reserves 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. Dacres Ref: SET240182

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