

Asking Price £595,000



Armitstead
Barnett

Horton, Skipton, Lancashire, BD23 3JX





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- Exclusive development set in private gardens and landscaped grounds, on the edge of the Forest of Bowland and the Yorkshire Dales.
- 1.5 miles from Gisburn and 2 miles from Barnoldswick, with easy access to Skipton & Clitheroe and in catchment for Ribble Valley schools.
- Modern amenities including air recirculation system, LPG gas heating, excellent broadband (30 Mbps via Wave), and exclusive electric car charging point.



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Horton Lodge is an exclusive development set amidst beautiful open countryside in the Ribble Valley, ideally located for easy access to both Yorkshire and Lancashire. Perfectly positioned on the edge of the Forest of Bowland and the Yorkshire Dales, it enjoys a stunning riverside setting, extending to just under four acres of private gardens and thoughtfully landscaped communal areas.

Securely accessed via electronically controlled gates, a sweeping driveway leads over Stock Beck—a tributary of the River Ribble and a haven for local wildlife—creating an impressive approach to the property.

Entrance porch with coat storage, leading to inner hall with stairs to first floor. Superb dining kitchen by Eastburn Kitchens, with central island unit, family dining area and a solid wood kitchen with milestone worksurfaces and modern appliances. Double doors leading to beautiful Oak framed garden room with impressive fireplace housing wood burning stove, solid wood flooring and 4K projector with drop down screen. Doors to garden. Separate sitting room with large bay window to front elevation and views over garden, the sitting room has a media wall and lpg gas burning stove.

The property benefits from an air recirculation system, gas central heating from LPG. Drainage is to a fully compliant water treatment system. There is a communal service charge set at £100 per month which pays for gardening, water, lighting and power for the communal areas. Broadband connection is excellent and provided by Wave with a 35 megabit download speed which can be upgraded to 65 mbps.





First floor

Principal bedroom suite, dual aspect and with en-suite shower room and twin walk in wardrobes. On the first floor there is a separate laundry room with plumbing for washer and dryer and a second spacious double bedroom which is ensuite.

Second Floor

Three further well-sized bedrooms with a further shower room and separate WC. There are two ample double rooms and a single room.

Outside

To the rear of the property is a substantial private garden with lawn and patio area orientated to take advantage of the sun and the view. The garden has access to the beck and has a lower level patio which is delightful in the summer. The gardens are South and West facing and benefits from the sun all day and a wonderful sunset for those late evenings in the summer by the river. In addition there are large open spaces in the grounds of Horton Lodge offering ample space for children to play.

Residents benefit from communal and plentiful private parking as well as allocated undercover parking, including a spacious workshop / store room with power and lighting and there is an electric car charging point exclusive to this property.

General Remarks

Services: The property has the benefit of mains water, and mains electricity. Gas and central heating is via LPG and sewerage is by way of a sewerage treatment plant. The treatment plant is shared with other properties and we understand it is compliant with current regulations.

Parking allocated and number of spaces : There are two allocated parking spaces as well as an overspill car park. There is one electric vehicle parking space allocated to the property.

Construction Type : Standard.

Building Safety : None known to the vendor.

Restrictive Covenants : No permitted development rights.

Listed building : The property is not listed.

Conservation Area / National Landscapes : The property is not in a conservation area.

Easement, and Wayleaves or Rights of Way : None known to the vendor.

Footpaths / Bridleways : None known to the vendor.

Flooding : The property has not flooded within the last 5 years. There has been localised flooding within the immediate vicinity but the property itself has not flooded. The bridge has been repaired and heightened since then to increase the flow of the water,

Unimplemented Planning Consents : None known to the vendor.

Planning Consents affecting the property : This list is not exhaustive, we have listed those consents that the vendors feel effect the property.

Accessibility adaption information : None known to the vendor.

Coal field / mining area : Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: 30 Mbps available in the area. The properties broadband is supplied by wave, which is a rural broadband network.

Mobile signal: EE, Vodaphone, Three and O2 available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgage ability : We understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale leasehold on a 999 year lease with 974 years remaining, with vacant possession upon completion. The purchaser will automatically become a director of the management company which owns the freehold of the property. There is a monthly service charge payable for the maintenance of the communal areas of £90.00 per month.

Local Authority: Ribble Valley Borough Council **Council Tax:** Band G

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Jason Preston. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : ///slopes.helping.excavate

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

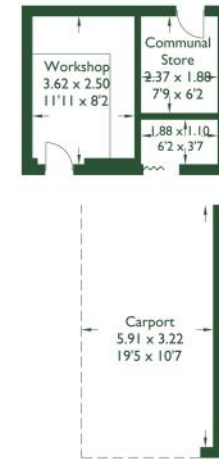
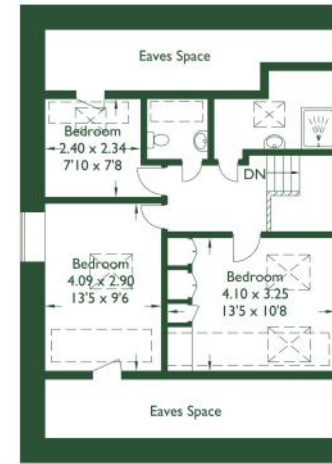
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

Monk Bridge House

Approximate Gross Internal Area : 249.95 sq m / 2690.43 sq ft
 Carport : 19.76 sq m / 212.69 sq ft
 Workshop : 8.85 sq m / 95.26 sq ft
 Total : 278.56 sq m / 2998.39 sq ft

 Restricted Head Height



For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that: 01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	47 E	54 E
21-38	F		
1-20	G		



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