Coach House Barn, Horton-in-Craven
£599,950
AN EXTRAORDINARY PROPERTY WHICH STUNNINGLY COMBINES A VERY SUBSTANTIAL BARN CONVERSION WITH A GEORGIAN FARM COTTAGE - AN IMPRESSIVE HOME OF TRUE QUALITY, PRESENTED TO A EXCEPTIONALLY HIGH STANDARD AND OFFERING FABULOUS FOUR BEDROOMED FOUR BATHROOMED ACCOMMODATION WITH 0.65 ACRE PADDOCK.

Coach House Barn
Horton-in-Craven, Skipton
BD23 3JT

Horton-in-Craven is a small hamlet between Skipton (9 miles) and Clitheroe (10 miles), surrounded by beautiful open countryside and just a couple of miles from Gisburn which has a range of amenities including a village shop, public house, well-respected Italian restaurant, delicatessen, petrol station and Primary School. For the commuter, access to the M65 is less than half-an-hour's drive, and for the family there are well-regarded schools at both Clitheroe and Skipton, and Horton is in the catchment area of Bowland High School at nearby Grindleton.

Originally a substantial barn attached to a red brick Georgian farm cottage, Coach House Barn was converted to combine the two in 2002 to an exceptionally high standard which has been further improved by the present vendors. The quality is undeniable and the whole house is beautifully presented, with internal oak doors, oak staircase, flagged stone floors to most of the ground floor, fabulous kitchen and bathrooms, and décor throughout in either Farrow & Ball or Little Green. The windows are hermetically sealed double glazed timber casements and the property is heated by an oil-fired system providing underfloor heating to the ground floor and radiators to the upper floors. In immaculate condition, the property is ready to move straight into and the accommodation is described in brief below using approximate room sizes:-
GROUND FLOOR RECEPTION HALL Stone flagged flooring. Open return staircase to first floor with oak spindles and open storage/display area beneath. Two low steps up to oak dais with double doors to sitting room. Recessed spotlights.

CLOAKROOM Two piece Heritage white suite comprising low suite w.c. and wall mounted hand basin. Stone flagged floor. Recessed spotlighting.

STUDY 9’04”x 7’05” (2.84m x 2.26m) Stone flagged floor. Recessed spotlighting.

SITTING ROOM 22’05”x 16’09” (6.83m x 5.11m) A magnificent room with impresive stone arched fireplace with recessed display niches and multi-fuel cast iron stove. Solid oak flooring. Exposed beams. Windows to two sides and fully glazed door to garden. Recessed spotlighting.

OPEN PLAN LIVING/DINING/KITCHEN AREA 22’06”x 22’03” (6.86m x 6.78m) overall. A wonderful space for modern living. With stone flagged flooring, the kitchen area features an excellent range of bespoke solid timber wall and base units painted in Farrow & Ball “Light Grey” with painted black knobs. Esse electric oven with twin steel hobs, two ovens and warming oven with suspended extractor hood. Fitted matching plate rack, wine rack and corner cupboards. Integrated De Dietrich dishwasher. Space for American style fridge/freezer (which is available by negotiation). Exposed beams and cast iron upright. Beech worktops incorporating Belfast sink. Tiled splashbacks. Recessed spotlighting.

UTILITY ROOM 6’x 5’ (1.83m x 1.52m) Fitted cupboards, worktops and stainless steel single sink unit. Plumbing for automatic washing machine. Worcester oil-fired central heating boiler. Recessed spotlighting.

FIRST FLOOR LANDING Return staircase to second floor. Radiator. Incorporated into the landing is an ingenious Library Area measuring 8’6” by 5’10” featuring a freestanding custom made floor-to-ceiling bookshelving unit accessed by a clever and attractive railed ladder, which is not included n the sale but could be available to the purchaser by negotiation. Airing cupboard with hot water cylinder and electric immersion heater.

MASTER BEDROOM 19’08”x 17’ [5.99m x 5.18m] A beautiful and elegant bedroom with high ceilings, exposed beams and windows to two elevations giving fabulous countryside views. Period cast-iron fireplace. Radiator.

DRESSING ROOM 7’09”x 7’05” (2.36m x 2.26m) Fitted with hanging rails and shelving.

EN-SUITE SHOWER ROOM A spacious shower room with large shower cubicle, Heritage pedestal hand basin and high suite w.c. Fully tiled walls and floor. Heated towel rail. Recessed spotlighting.

BEDROOM TWO 13’05”x 11’11” (4.09m x 3.63m) Exposed ceiling beams. Radiator.

EN SUITE SHOWER ROOM Again a generous shower room with corner shower cubicle; pedestal handbasin; low suite w.c. Heated towel rail. Tiled floor. Recessed spotlighting.

BEDROOM THREE 13’06”x 10’02” (4.11m x 3.1m) plus built-in wardrobe. Radiator.

HOUSE BATHROOM A beautifully equipped roomy bathroom with four piece white suite comprising; large bath with side taps and hand held shower attachment; bidet; pedestal hand basin; low suite w.c. Heated towel rail. Tiled floor and walls. Great far-reaching views.

SECOND FLOOR LANDING Open spindle balustrade. Velux roof window. Radiator.

BEDROOM FOUR 22’05”x 14’04” (6.83m x 4.37m) max. A fabulous top floor bedroom which was designed to be two rooms but combined to form one superb sleeping space with two Velux roof windows and gable-end window giving long range views to Pendle Hill. Two radiators. Walk-in wardrobe with access into the eaves for further storage.


OUTSIDE The property is approached by a hardcore driveway which is owned by Coach House Barn but over which the two neighbouring properties also have access and joint maintenance liabilities. Coach House Barn has a tarmac parking area for 3/4 vehicles, and a wide timber CAR PORCH attached to two stone GARDEN STORES measuring 8’11”x 4’8” and 8’4” x 4’6”. There is an attractive and secluded w est-facing garden area with level lawn, well-stocked flower/shrubbery beds, stone patio and rustic brick w ater features and an arbour with block-paved pathway edged by lavender beds leading around the side of the house. The croft adjoins the driveway and extends to circa 0.65 acres of fenced grassland with raised beds.

SERVICES Mains electricity and water are installed. Drainage is to a septic tank (situated in the croft) which is shared with one other property and emptied every other year with an approximate total cost (including electric) to each property of around £75 pa. Central heating is provided by an oil-fired underfloor and radiator system.
PLEASE NOTE The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

COUNCIL TAX This property is in Council Tax Band G. For further details please visit the Craven District Council website.

VIEWING ARRANGEMENTS We would be pleased to arrange a viewing for you. Please contact Dale Eddison's Skipton office. Our opening hours are:-
Monday to Friday: 9.00am - 5.30pm
Saturday: 9.00am - 4.00pm
Sunday: 11.00am - 3.00pm

DIRECTIONS Leave Skipton on the A59 in the direction of Clitheroe. Proceed through East Marton and down the hill to the staggered crossroads - take the right-hand turning signposted to Horton, over the bridge and then take the next left-hand turning over a cattle grid onto a gravelled driveway. Coach House Barn is the second property on the right. Please note that a for sale sign is not erected.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect our decision to buy, please contact us before viewing the property.