

Hawes 01969 667744
Leyburn 01969 622936
www.jrhopper.com

J.R. HOPPER & Co. EST. 1886
2 Church Street, Settle
North Yorkshire BD24 9JE

Bentham 01524 262044
Settle 01729 825311
London 02074 098451
settle@jrhopper.com

"For Sales In The Dales"
01729 825311

Annamalai, Nr Horton-In-Ribblesdale



- Detached Barn Conversion In A Fantastic Setting
- 3 Double Bedrooms
- Breakfast Kitchen With High Quality Appliances
- Spacious Living/Dining Room With Vaulted Ceiling
- Family Bathroom
- En-suite
- Utility Room
- WC/Store Room
- Character Features
- Double Glazing
- Oil Central Heating
- Upside Down Layout
- Parking For Several Vehicles
- Lawn Garden & Patio Seating Areas
- Paddock
- Beautiful Dales Views
- Fantastic Family Or Second Home
- No Onward Chain - Viewing Essential

Offers Around £450,000



RESIDENTIAL SALES • LETTINGS • COMMERCIAL • PROPERTY CONSULTANCY
Valuations, Surveys, Planning, Commercial & Business Transfers, Acquisitions, Conveyancing,
Mortgage & Investment Advice, Inheritance Planning, Property, Antique & Household Auctions, Removals



Annamalai, New Houses, Horton-In-Ribblesdale

DESCRIPTION

Annamalai is a superb barn conversion situated in the small hamlet of New Houses. The nearby village of Horton In Ribblesdale is only a short walk away, where you can find two country pubs, Church of England and village hall. The train station at Horton provides great access to Skipton, Leeds and Carlisle. The bustling market town of Settle is a further 6 miles away. Settle has a wide range of shops, supermarkets, pubs, restaurants, medical and sporting facilities.

The barn was converted back approximately 25 years ago and has been well maintained and looked after ever since. Internally the property is light and spacious, retaining many original character features. The ground floor offers; a wide entrance hallway with access to three good size double bedrooms, house bathroom and en-suite for the master. There is also a well equipped utility room come boot room. Upstairs is a spacious living/dining room with vaulted ceilings and exposed beams and stone walls - a real wow room. Leading off this room is the breakfast kitchen, which has been recently installed by the current owners and consists an excellent range of appliances and gadgets to help make the Sunday roast super easy.

Externally there is a south facing lawn and patio garden – perfect for taking in those beautiful Dales views over open fields, Ingleborough and the famous Settle to Carlisle railway. Adjoining the garden is a good size paddock, which is approximately 0.16 acres in size. Parking is also well covered in the form of a large gravel parking area.

Annamalai would also make a fantastic family or second home. Viewing essential!

GROUND FLOOR

PORCH	Stone flag flooring. Exposed stone wall. Radiator. Window to rear. Access to hallway and Bedroom 3. Part glazed external rear door.
ENTRANCE HALL	A wide and welcoming entrance hall. Wooden flooring. Exposed wooden beam. Access to all rooms. Staircase to first floor. Two radiators. Under stair storage. Window to front.
INNER HALLWAY	Accessed from hallway. Wooden flooring. Large built in cupboard. Access to bedroom 1 and family bathroom.
BEDROOM ONE	17' 3" x 10' 6" (5.26m x 3.2m) Large double bedroom. Fitted carpet. Wooden beam. Exposed stone wall. Two radiators. Dual aspect windows to front and rear.
BATHROOM	Family Bathroom. Vinyl flooring. Exposed stone wall. Wooden panel surround. W/C. Wash hand basin. Freestanding Bath with shower over. Frosted window to rear. Storage cupboard. Radiator.

Annamalai, New Houses, Horton-In-Ribblesdale

BEDROOM TWO

12' 6" x 10' 6" (3.81m x 3.2m) Front double bedroom with en-suite. Fitted carpet. Radiator. Window overlooking front lawn.

EN-SUITE

Vinyl flooring. Extractor fan. W/C. Wash hand basin. Walk in shower. Radiator.

BEDROOM THREE

14' 0" x 10' 0" (4.27m x 3.05m) Rear double bedroom. Wooden floor. Beams. Two radiators. Window to rear.

UTILITY/ BOOT ROOM

9' 9" x 7' 9" (2.97m x 2.36m) A real handy utility come boot room. Karndean flooring. Skylight. Fitted wall and base units. Complimentary worktop. Belfast sink. Plumbing for washing machine. Space for fridge/freezer. Boiler. Window to front. External front door

FIRST FLOOR

LIVING/DINING ROOM

34' 0" x 17' 3" (10.36m x 5.26m) Spacious family room. Wooden floor. Valuated Ceiling. A frame beams. Exposed stone wall. Fireplace. Cosy Multi fuel stove. TV point. Telephone point. Radiators. Windows to front and rear with lovely Dales views. Access to breakfast kitchen.

BREAKFAST KITCHEN

17' 3" x 10' 0" (5.26m x 3.05m) Hand crafted kitchen. Karndean flooring. Wall and base units. Complimentary worktop. Breakfast bar. Stainless 1 1/2 steel sink. Quooker tap. Double oven. Extractor hood. Built in dishwasher, fridge and freezer. Double oven. Windows to front and rear.

WC/STORE ROOM

14' 0" x 9' 8" (4.27m x 2.95m) Wooden floor. WC and Wash hand basin. Plenty of storage space. Plumbing for washer.

OUTSIDE

FRONT

Lawn garden. Path to front door. Gate to rear garden.

REAR

South facing garden with glorious views. Adjoining paddock. Patio seating area. Rockery garden. Oil tank. Wood storage. Large gravelled parking area.

Annamalai, New Houses, Horton-In-Ribblesdale

GENERAL

Photographs & Virtual Tours	Items in these photographs and tours may not be included in the sale.
Viewing	By appointment. We aim to accompany viewings 7 days a week.
Local Authority	Craven District Council
Planning Authority	Yorkshire Dales National Park (01969 652349)
Council Tax Band	Band should be confirmed by the Purchaser prior to purchase.
Tenure	Freehold

AGENT NOTES

J. R. HOPPER & Co. has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice.

OFFER PROCEDURE

J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition the Purchaser will be required to provide information regarding the source of funding as part of our Offer handling procedure

FINANCIAL ADVICE

Buying your own home can be a complicated and confusing business especially with so many different schemes being offered by the High Street Building Societies and Banks. Why not find out which mortgage is best for you by speaking to our own **Independent Financial & Mortgage Advisor?** There is no obligation or cost and we can help even if you are buying from other agents. To make an appointment, please call – 01969 622936

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

CONVEYANCING

Buying or Selling your home requires a diligent solicitor. We work with local solicitors & the UK's most recommended provider of conveyancing services. This makes the process as smooth and stress free as possible. Call, or check our website, for a free, no obligation, no move no fee quote.

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our **Relocation Agent Network** of over 600 specially selected offices can provide this no obligation free service anywhere in the country. Call or email now to let us get you moving.

ALL AGENTS

Check out what other buyers and sellers have said about J.R. Hopper & Co at allagents.co.uk. Almost 100% of the 40 testimonials this year would recommend J.R. Hopper & Co. to their friends.

ON THE MARKET

To see all our properties in the Yorkshire Dales first, register at jrhopper.com and onthemarket.com

J. R. HOPPER & Co.

J.R.HOPPER & Co. is a trading name for J. R. HOPPER & Co. (Property Services) Limited, which is registered in England No 3438347. The registered office for the company is Hall House, Woodhall, Askrigg, Leyburn, North Yorkshire, DL8 3LB. Directors are L. B. Carlisle and E. J. Carlisle.

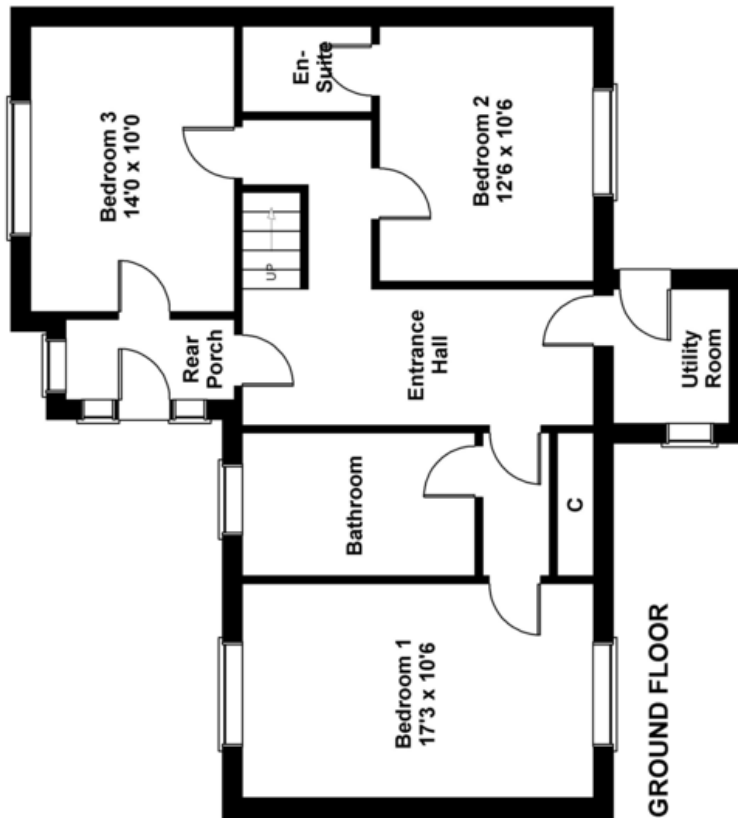
ENERGY PERFORMANCE CERTIFICATE

Property: Annamalai, New Houses, Horton-In-Ribblesdale, Settle, North Yorkshire, BD24 0JE

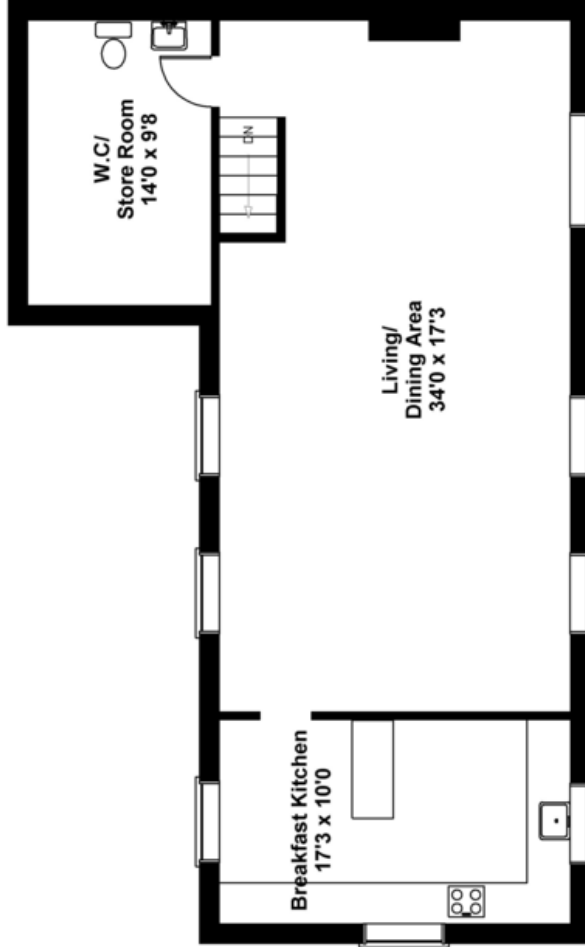
Energy Efficiency Rating Current 48 Environmental Impact Rating Current 37

Annamalai, New Houses, Horton-In-Ribblesdale

Annamalai, Near Horton in Ribblesdale



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2017

Annamalai, New Houses, Horton-In-Ribblesdale



Annamalai, New Houses, Horton-In-Ribblesdale

