



Horton, Skipton, North Yorkshire BD23 3JT

Guide Price £765,000







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3 Bedrooms



2 Bathrooms



Garden

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- Beautifully renovated Yorkshire stone cottage combining period charm with contemporary luxury.
 - Exceptional bespoke kitchen with open-plan dining area, designed as the heart of the home.
 - Elegant sitting room and spacious garden room overlooking landscaped gardens and open countryside.
 - Three beautifully appointed double bedrooms, including a luxurious principal suite with en-suite..
 - Two stylish bath/shower rooms plus a luxury family bathroom with freestanding bath and rainfall shower.
 - Practical boot room with bespoke utility area and cloakroom.
 - Private landscaped gardens with stone-flagged terraces, lawn and traditional dry-stone wall boundaries.
 - Substantial detached stone outbuilding offering excellent storage and potential for a variety of uses.
 - Sought-after village location in Horton in Craven, between Skipton and Clitheroe, on the edge of the Yorkshire Dales National Park.
 - Excellent transport links and highly regarded Ribble Valley and Skipton school catchments, ideal for families.



Beautifully blending the charm of a traditional Yorkshire stone cottage with the quality and sophistication of a modern home, Sunnybank has been comprehensively remodelled and renovated to an exceptional standard.

Every detail has been carefully considered, creating an elegant three-bedroom home where period character sits effortlessly alongside contemporary design.

This attractive property is approached by a stone flagged pathway to a traditional front door. Internally the entrance hall sets the tone for the rest of the house. Beautifully finished it provides access to the main hall, giving access to all ground floor rooms and the first floor via a traditionally crafted staircase.



At the heart of the property is a stunning Welsh Masterclass kitchen, a recent addition thoughtfully designed as the social hub of the home and opening into a stylish dining area, ideal for both everyday family life and entertaining. The bespoke kitchen includes Quartz worktops, integrated AEG appliances including two ovens, a combi oven, warming drawer, five ring gas hob, dishwasher, fridge, freezer and Quooker tap. The dining room is also packed with features for entertaining, including 'His and Hers' hidden bars, Halo wine cooler and Kitchenline wine fridge and beverage fridge. Complementing the kitchen is a well-proportioned sitting room, while a generous garden room enjoys views across the landscaped garden and terrace to the fields beyond. Practicality has not been overlooked, with a well-planned boot room housing a bespoke utility room, cloakroom and downstairs WC, which completes the ground floor.



The first floor offers three beautifully presented bedrooms, all large enough to fit king sized beds and finished to the same exacting standard. The principal suite is particularly impressive, featuring bespoke fitted wardrobes and its own contemporary en-suite shower room. A second generous bedroom benefits from bespoke fitted wardrobes and a dedicated dressing area, while the third bedroom enjoys attractive views across the surrounding countryside. A luxurious family bathroom completes the accommodation, featuring a freestanding bath, walk-in rainfall shower, twin vanity basins and premium quality fittings.

Outside, the landscaped gardens have been designed to create a private and peaceful setting that is as practical as it is attractive. Stone-flagged terraces provide ideal spaces for al fresco dining and entertaining, whilst the enclosed lawn is framed by mature planting and traditional dry-stone walls. The garden room naturally extends the living space outdoors during the warmer months, creating an effortless connection between house and garden.

A substantial detached stone outbuilding offers excellent storage and presents exciting potential for a variety of uses.

Location Guide

Sunnybank enjoys an enviable position in the picturesque village of Horton in Craven, perfectly placed between the thriving market towns of Skipton and Clitheroe. Surrounded by glorious open countryside, the village sits on the edge of the Yorkshire Dales National Park, offering immediate access to some of the country's finest walking, cycling and outdoor pursuits.



General Remarks

Services: The property has the benefit of mains water and mains electricity, Heating is by way of LPG gas. Sewerage is by way of a private supply. A septic tank is shared between three properties and is located on another properties land. The septic tank complies with current regulations and was last emptied Feb 2026. The property also benefits from an EV charging point.

Parking allocated and number of spaces : On street parking directly in front of the property.

Construction Type : Yorkshire stone.

Building Safety : None.

Restrictive Covenants : None known to the vendor

Listed building : The property is Grade II Listed.

Conservation Area / National Landscapes : The property is not in a Conservation Area or National Landscape.

Easement, and Wayleaves or Rights of Way : None

Footpaths / Bridleways : None

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone one.

Unimplemented Planning Consents : None

Planning Consents affecting the property : None known to the vendors.

Accessibility adaption information : None

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

Communications :

Broadband: Standard 7 Mbps available in the area. Currently connected to satellite 40.9 Mbps.

Mobile signal: EE, Vodafone, 3 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 Freehold with vacant possession upon completion.

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

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 : optimists.glitter.ready

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

SUBJECT TO CONTRACT

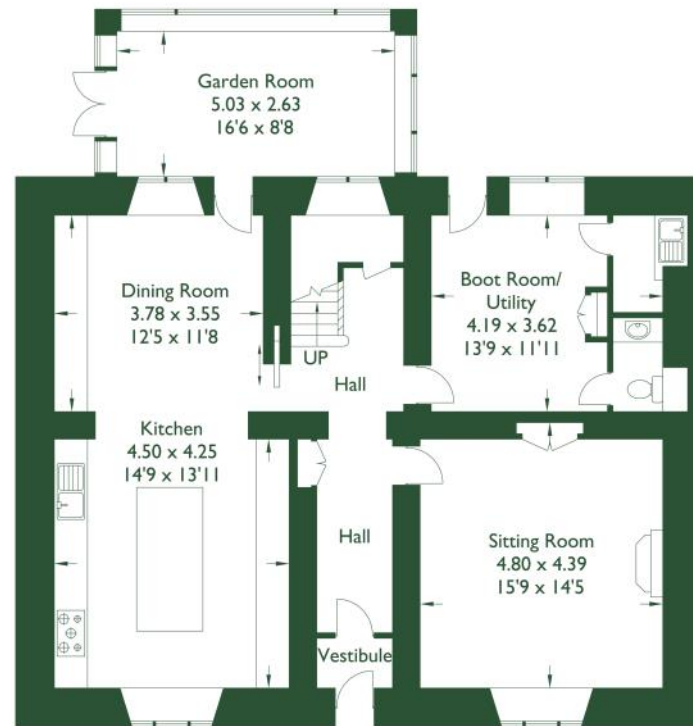


Sunnybank

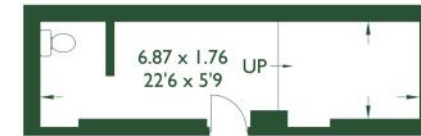
Approximate Gross Internal Area : 205.80 sq m / 2215.21 sq ft

Outbuilding : 12.33 sq m / 132.71 sq ft

Total : 218.13 sq m / 2347.93 sq ft

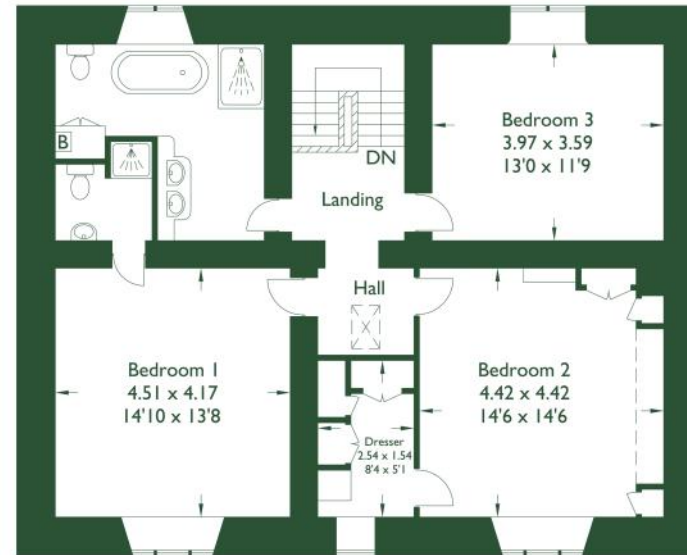


Ground Floor



Outbuilding

(Not In Actual Location/Position)



First Floor

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



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