A stunning, semi-detached barn conversion with quality fixtures and fittings throughout and located in this peaceful hamlet midway between Clitheroe and Skipton. With a spacious driveway and enclosed rear garden the internal accommodation briefly comprises an entrance hallway and cloaks, lounge, family room, study, dining kitchen and utility. To the first floor there are four bedrooms, en-suite and a large family bathroom. Externally there is also an attached garage and timber shed.

- Pets by Negotiation
- Non Smokers Only
Entrance Hallway - with natural stone flooring, return staircase to the first floor.

Cloaks - two piece suite comprising a low suite wc and wash hand basin

Lounge 19’3” x 14’1” (5.87 x 4.29m) - solid wood flooring, cast iron wood burning stove set in a feature stone fireplace, patio door to the rear garden, exposed beams

Large Dining Kitchen 25’1” x 12’0” (7.65 x 3.67m) - range of Shaker style wall and base units, electric Aga, fridge, freezer, dishwasher, natural stone flooring, exposed beams, dining area

Utility Room - fitted units and sink, plumbing for washer, storage cupboard, rear access door

Family Room 16’4” x 9’4” (4.99 x 2.86m) - natural stone flooring, exposed beam, patio door, understairs storage cupboard

Study 7’5” x 6’9” (2.27 x 2.06m) - range of fitted office furniture

First Floor

Landing Area - with large airing cupboard.

Master Bedroom 16’9” x 15’2” (5.12 x 4.62m) - large double with 2 velux windows, storage area plus additional eaves storage En-suite Shower Room with double shower cubicle, low suite wc, wash hand basin

Bedroom 2 11’5” x 16’10” max into eaves (3.48 x 5.14m max into eaves) - double, 2 velux windows, eaves storage

Bedroom 3 16’6” x 6’11” plus bay window (5.05 x 2.11m plus bay window) - double

Bedroom 4 10’0” x 7’9” (3.07 x 2.37m) - small double

Bathroom - luxuriously appointed with stand alone roll top bath, low suite wc, wash hand basin, chrome heated towel radiator

Outside - To the front of the property is a small garden area with wood store plus a large driveway with parking for several vehicles. Attached Garage (22’10” x 9’11”, 3.96 x 2.77m) with light and power. To the rear is a large enclosed garden with lawn, patio and timber shed.

Council Tax Band G Energy Efficiency Rating Band tbc

Location - From Clitheroe proceed north easterly on the A59 and continue through Gisburn. Proceed for a further 2 miles and then turn left at the Horton sign. Continue over the bridge and up the hill. On entering Horton keep the village green on your left and the driveway to Stable Barn is on your right. The property is located behind Manor Barn.

Assured Shorthold Tenancy. Unless stated otherwise properties are available on an Assured Shorthold Tenancy for an initial period of 6 months.

Viewings. Viewings of all properties are strictly by appointment with this office.

Appliances. Appliances mentioned in the description have not been tested as to their working condition. For a full list of contents and appliances please see the property inventory which will be supplied by Athertons Lettings for managed properties or by the Landlord for non-managed properties.

Telephone. Where there is a telephone line in the property reconnection will be at the tenant’s expense.

Damage Deposit. The successful applicant will be required to pay a Damage Deposit (usually equal to one months rent) which is refundable at the end of the tenancy.

Rent. Unless stated otherwise the rent is exclusive of gas, electricity, oil, water, telephone charges and Council Tax. In order to be able to rent this property your annual income should be at least 30 times the monthly rent.

Standard Charges. There is an application fee of £75 plus £125 for legal tenancy agreements. Payment of the first month’s rent & damage deposit to be paid by bank transfer if possible.

Property Misdescriptions Act

Athertons Lettings for themselves and for the vendors or lessors of this property whose agent they are, give notice that:

All descriptions, plans, dimensions, references to condition, or suitability for use, and necessary permission for use, occupation and other details are given in good faith and are believed to be correct and any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them:

No person in the employment of Athertons Lettings has any authority to make or give any representations or warranty whatsoever in relation to the property. These particulars are produced for the sole purpose of enabling prospective purchasers and tenants to decide whether they wish to view the property and are set out as a general guide only and do not constitute any part of a contract.