



Makedo

Castlestead | Bewerley | Pateley Bridge

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Castlestead, Beverley, Pateley Bridge
HG3 5QF

Guide price £425,000

A secluded 2 bedroom stone bungalow with the opportunity for refurbishment into a stunning forever home or holiday let.

Situation

The property is located in the exquisite locality of Pateley Bridge is a picturesque market town set within an Area of Outstanding Natural Beauty. It has a range of shops, tea rooms, public houses, butcher, medical centre, dental practice, post office, primary school and secondary schools. There is also a leisure centre with swimming pool and a regular bus service to Harrogate runs from both Pateley Bridge and Glasshouses.

Description

Upon entry to the property, you are greeted by the porch leading on to the utility, from the utility access is provided to the garage and kitchen perfect for day to day living and storage.

The utility and garage space offers an excellent opportunity for reconfiguration into an open plan living space and/or further sleeping accommodation this would also allow for the conservatory to be incorporated into this space as well (subject to necessary planning consents).

The spacious living room is currently positioned within the centre of the property.





Externally the garden is well proportioned and envelopes the property in green space. Additionally, there is a large garage and sheds that have previously been used for storage but allow the site further flexibility and conversion (subject to necessary planning consents)

Directions

From Ripley, take the B6165 towards Pateley Bridge and continue on this road for approximately 8.7 miles. As you drive into the village of Glasshouses, take the left turn (signposted to Bewerely Hall Farm) and continue on this road for approx 1.1 miles, passing Glasshouses Dam on the right-hand side. As you pass Bewerely Hall Farm take the next right turn to Castlestead, continue this road and the property can be found on the right, identified by our Lister Haigh sale board.

Additional Information

Tenure

Freehold with vacant possession on completion.

Services

Mains Water, Mains Electric, Mains Gas the heating for the property is a combination of solid fuel and Gas

Council Tax

Band D

Wayleaves & Easements

The property is sold subject to all Rights of Way, public and private, which may affect the property.

Agents Notes

The property is subject to an Agricultural occupancy restriction and we have been advised that the property has a certificate of lawful use. For further information please contact the agent.

Viewing

Strictly through the selling agents. Lister Haigh, Knaresborough 01423 860322



Ground Floor
1658 sq.ft. (154.1 sq.m.) approx.



Detached Bungalow
TOTAL FLOOR AREA - 2808 sq.ft. (259.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee is to be taken regarding their efficiency or life span.
Made with AutoCAD 2023



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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