



VERITY
FREARSON

THE BOTHY, MOOR PARK, BECKWITHSHAW, HG3 1QN

GUIDE PRICE £1,200,000

THE BOTHY, MOOR PARK,

Beckwithshaw, HG3 1QN

The Bothy is a stunning period house which originally formed part of the moor park estate. The property has recently been significantly extended and improved to an exceptional standard throughout with modern-day conveniences within an attractive period property offering flexible living arrangements for various stages of family life.

The Bothy occupies a superb setting within the heart of this unique and individual development, approached by a ½ mile tree lined drive which creates an outstanding sense of arrival and being surrounded by 200 acres of parkland.

The Estate was converted into a selection of apartments and individual houses in 2002/2003. Whilst enjoying such a tranquil semi rural setting, Harrogate town centre is within a short drive and the business centres of Leeds, Bradford and York are all conveniently located within daily commuting distance.



Sitting Room · Living Kitchen · Dining Room · Study/Bedroom 5 · Utility · WC

4 Bedrooms · 3 Ensuites · Bathroom

Off-Road Parking · Garage/Gym · Garden







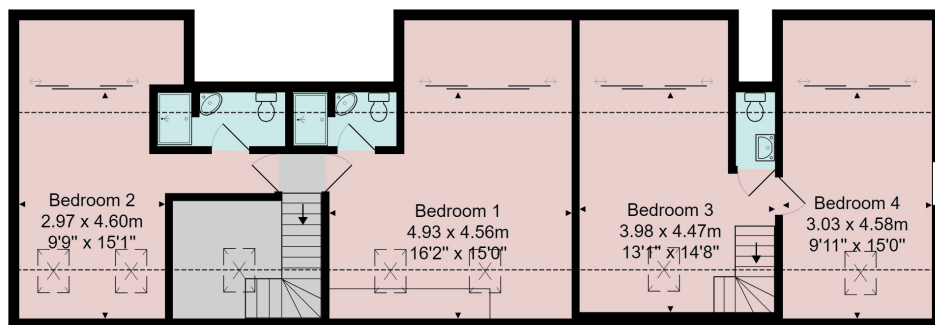
ACCOMMODATION

With bespoke interiors by House of Harrogate the beautifully presented accommodation includes a fabulous open plan living kitchen with separate dining room and a living area boasting exposed beams, feature log burning stove and a vaulted ceiling resulting in an impressive sociable area which also opens out to the beautiful gardens and newly constructed oak framed gazebo.

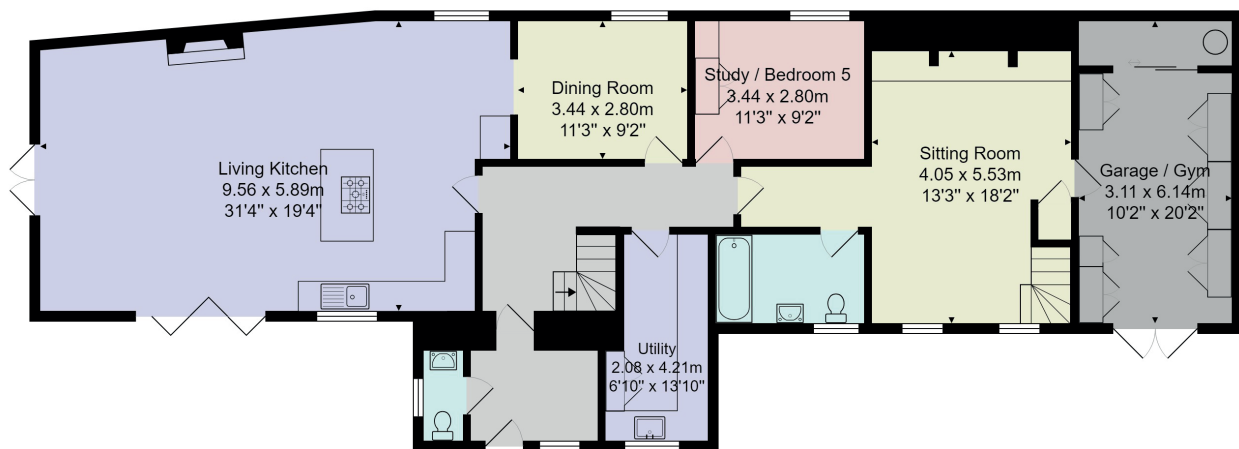
There is a boot room with fitted oak storage and a cloakroom, an immaculate and highly functional utility room, home office/bedroom 5 with fitted cabinetry, ground floor contemporary bathroom, spacious sitting room with second staircase to above bedrooms and access into the integral garage which has been adapted to create an excellent gym and spin studio with a wealth of fitted storage.

The first floor consists of the principal bedroom with an en suite shower room, bedroom two with an ensuite shower room. The first floor above the sitting room and garage consists of two double bedrooms and all bedrooms benefit from vast bespoke built eaves storage.

FLOOR PLAN



First Floor



Ground Floor

Total Area: 260.1 m² ... 2800 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Outside

Outside, the property has the benefit of stunning private gardens which lie to the front and side of the house accessed via two sets of bi-folding doors from the family kitchen. The garden which predominantly faces south and west benefits from sunshine virtually all day long, there are various seating areas including a sunken BBQ/firepit within the beautifully constructed oak framed gazebo.

There is ample private parking situated behind electric gates which leads to the garage, gardens and parking, all of which are secluded behind tall hedges creating a unique and wonderfully private home for generations within this exceptional development. Additional benefits include electric vehicle charging point, mains gas, visitor parking and two large secure storerooms both situated close to the house.

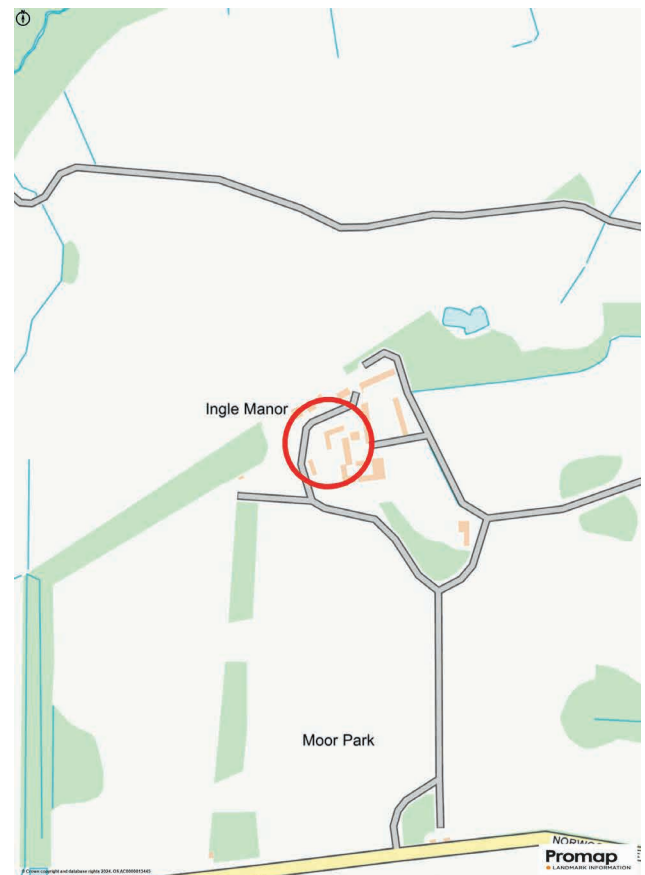
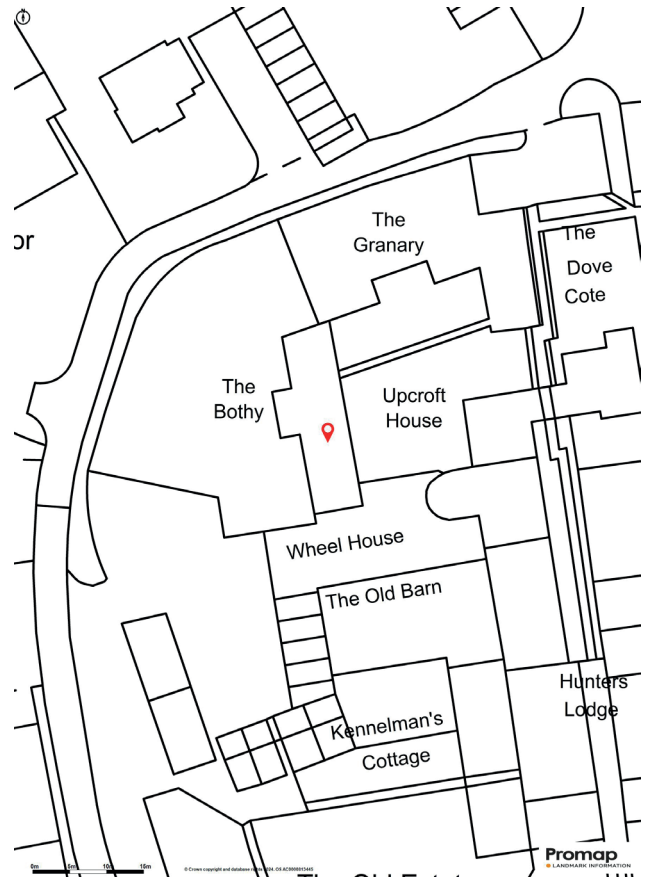
Services

All mains services connected.

Tenure

We are advised that the property is held on the balance of a 999 year lease which commenced in 2002. A Management Company is in existence and The Bothy pays circa £212 per month as well as a ground rent of £50 per annum. The Management Charge includes the up keep of the communal courtyards, gardens, roadways and building insurance.

Council Tax Band - G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	77
EU Directive 2002/91/EC			

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





VERITY
FREARSON

verityfearson.co.uk