



VERITY  
FREARSON

BECKWITH BARN, BECKWITH, HG3 1QQ

£1,700,000



# BECKWITH BARN,

*Beckwith, HG3 1QQ*

**A substantial barn conversion with land in a beautiful rural setting. This stunning and substantial barn conversion offers generous and flexible accommodation, attractive gardens, and land extending to approximately 7.5 acres. The property occupies a highly desirable position on the edge of beautiful open countryside while remaining just a short distance from the excellent amenities of Harrogate town centre.**

Converted in 2010, this beautifully presented home provides versatile living space ideal for families or those seeking multi-generational living. At the heart of the property is a striking open-plan living kitchen with a vaulted ceiling and glazed doors leading to the garden, alongside two further spacious reception rooms and two ground-floor bedrooms, both with en-suite facilities. There is also a utility room, mezzanine office space and downstairs cloakroom. Upstairs, three further double bedrooms and a house bathroom complete the accommodation. A particular feature of this unique home is the generous land, including well-tended gardens and agricultural fields extending to approximately 7.5 acres. In addition, there are two agricultural outbuildings that provide useful storage and offer potential for future development, subject to the necessary permissions.



Living Kitchen · Mezzanine Office · Cloakroom · Utility · Sitting Room · Family Room

5 Bedrooms · 2 En-suite · Bathroom

Off-Road Parking · Garage · 7.5 Acres of Land · Agricultural Barns













## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

With vaulted ceiling and fitted cupboard.

#### LIVING KITCHEN

A stunning open-plan living space with vaulted ceiling and glazed doors leading to the garden.

There is ample room for both sitting and dining areas. The stylish kitchen features a range of fitted units with worktops, island and breakfast bar, double Belfast sink, electric-powered Aga and integrated dishwasher.

#### MEZZANINE OFFICE

Stairs lead to a large mezzanine level providing a versatile home office space.

#### CLOAKROOM

Fitted with WC and washbasin.

#### UTILITY

With fitted units and oak worktop incorporating a double Belfast sink. Space and plumbing for appliances.

### SITTING ROOM

A very spacious reception room with glazed patio doors on two sides and vaulted ceiling. Wood-burning stove.

### FAMILY ROOM

A further generous reception room with windows on two sides and wood-burning stove.

### GROUND FLOOR

#### BEDROOM ONE

A double bedroom with windows overlooking the garden. Dressing room and en-suite.

#### EN-SUITE

Fitted with WC, washbasin and shower. Tiled walls and floor.

### BEDROOM TWO / OFFICE

A versatile space that could serve as a bedroom or home office, with windows and glazed door to the garden, vaulted ceiling with skylight windows, and en-suite.

### EN-SUITE

With WC, washbasin and shower.

### FIRST FLOOR

#### LANDING

A spacious landing which could be utilised as a study area, with door leading to a balcony and external steps to the garden.

### BEDROOMS

There are three good-sized double bedrooms on the first floor.

### BATHROOM

A luxurious bathroom with WC, twin basins, freestanding bath and separate shower.



# FLOOR PLAN



Total Area: 433.8 m² ... 4669 ft² (excluding void)  
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

The property occupies an impressive plot with attractive gardens and agricultural land, extending in total to approximately 7.5 acres.

A private driveway provides ample parking and leads to an integral double garage with electric door and mezzanine storage above.

There is a delightful walled garden with patio, lawn and planted borders accessed directly from the sitting room and kitchen via glazed doors. Further lawns extend to the front and side of the property, together with well-stocked borders and seating areas.

## Location

This is an excellent opportunity to purchase an individual home that enjoys a delightful countryside setting, with land and overlooking beautiful open countryside whilst still being convenient for the excellent amenities and offer nearby in Harrogate town Centre which include popular primary and secondary schools.

## Agricultural Barns

There are two agricultural barns/stables providing excellent storage space and offering potential for conversion.

The property previously had planning permission to convert the barns into two self-contained one-bedroom dwellings, with the approval requiring completion by May 2026. Purchasers must make their own enquiries regarding any future development potential.

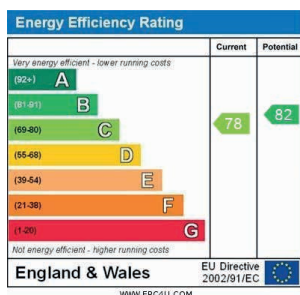
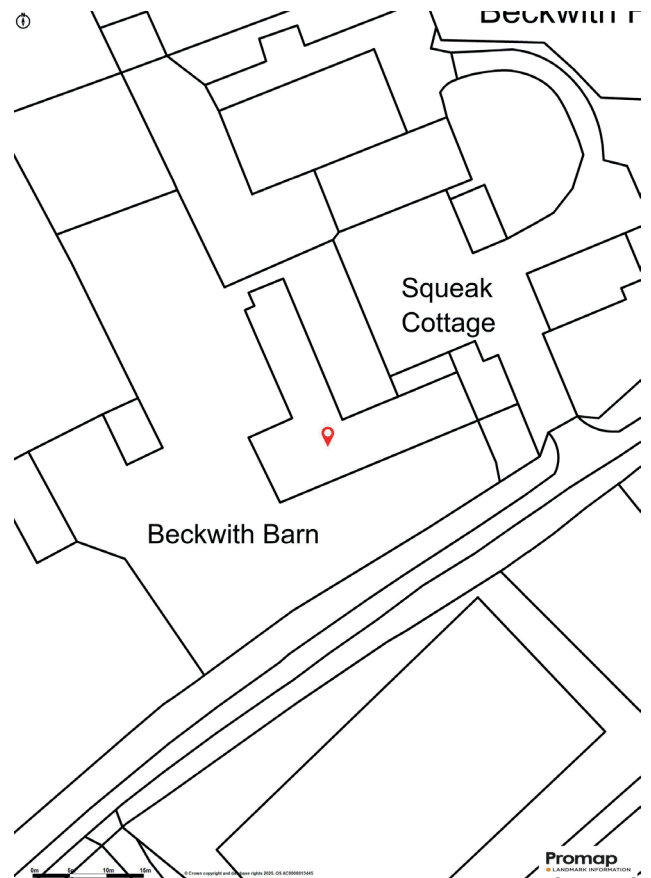
## Agents Note

- The property benefits from a ground source heat pump with underfloor heating throughout.
- Sewage treatment plant installed.

**Services** All mains services connected.

**Tenure** Freehold

**Council Tax Band - G**



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](http://verityfearson.co.uk)