



BECKWITHSHAW VILLAGE

£850,000



ANDREW HILL

# Beckwithshaw Village

## Brampton Cottage, Beckwithshaw Village, Beckwithshaw, Harrogate North Yorkshire, HG3 1QR

An impressive and most substantial detached family sized house set amidst beautiful, mature gardens which adjoin open countryside, enviably situated on the edge of this sought after village.

On the market for the first time since 1999, when it was significantly enlarged from its original design, this much-loved family home now requires a degree of updating. There is a huge amount of potential to remodel internally and/or add to the house externally, subject to the usual permissions. The current ground floor accommodation includes an entrance hall, cloakroom/wc, sitting room, dining room, and an almost 19 ft long fitted kitchen with hardwood units which leads to the sunny morning room with a wrap-around view of open fields and the garden. To the first floor there are three double rooms currently used as bedrooms, plus a small double used as a laundry room and a large, light and airy 25ft long room currently used as a home-office/studio. There is a large house-bathroom and two good-sized landings. There are two part-boarded, hatch accessed, loft spaces; each with a fitted loft ladder.

There is an integral, tandem garage with electric door, plus an extensive block paved drive behind electric, double gates providing secure parking for several cars.

The south-facing private garden curtilage, contains wide, well stocked borders with mature trees, shrubs and perennials. There is a small pond, two lawns, extensive paved patio, and an enclosed kitchen-garden. A cosy wooden summerhouse, useful shed with covered work area, a 'compostium', and three log bays. The gardens back onto grazing land at the rear with long-ranging views beyond - adding a 'borrowed landscape' to the property.

This individual home sits on the edge of the highly regarded village of Beckwithshaw on the western outskirts of Harrogate; the town centre being only a short drive away. The village church, school and popular Smiths Arms are less than five minutes level walk away. RHS Harlow Carr Garden together with Betty's café tea rooms are within walking distance and there are field and footpaths from the doorstep. The location is sought after for its easy commute to Leeds and the airport; excellent schools and the immediate vicinity is surrounded by picturesque countryside which adjoins the Yorkshire Dales.

A tremendous potential 'forever home', with versatile and flexible accommodation in a lovely setting.

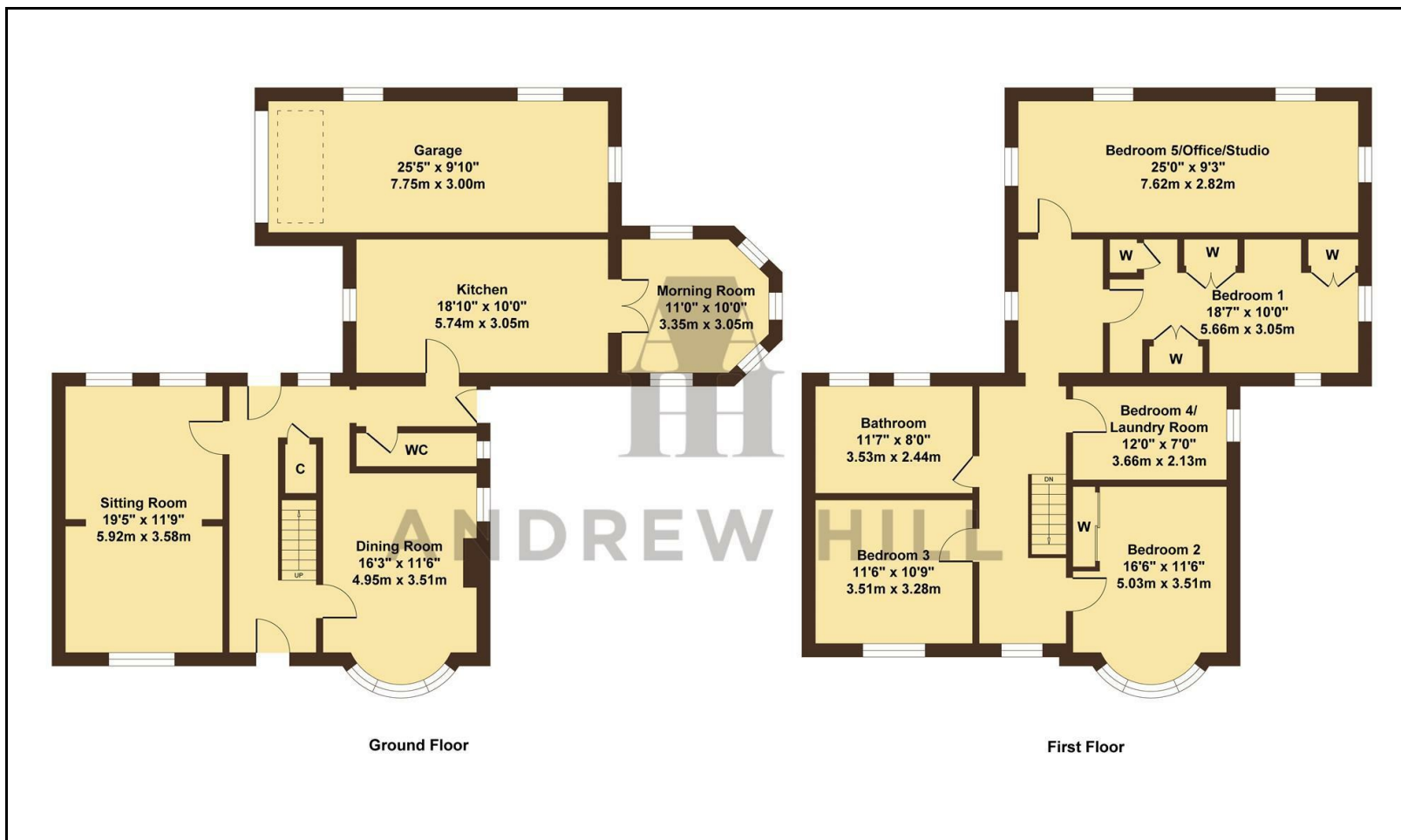




- Substantial, detached house
- Great potential to remodel and refresh
- Almost 19ft long fitted kitchen

- Edge of village location
- Three reception rooms
- Impressive amount of private, secure outdoor entertaining space

- Extensive views over surrounding countryside
- Up to five bedrooms including large home office
- Well stocked, self-contained south-facing mature gardens



**Services**

Mains services connected.  
 Gas central heating.  
 Sealed unit double glazing.  
 Council tax band G.  
 Approx 2000 sq ft.

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