



## Stable House, Beckwithshaw, Harrogate, HG3 1QN

- BEAUTIFULLY CONVERTED PERIOD PROPERTY
- THREE BEDROOMS
- PRIVATE GARDEN
- UNIQUE SEMI-RURAL SETTING
- FORMER STABLES WITHIN THE MOOR PARK ESTATE
- TWO BATHROOMS + DOWNSTAIRS WC
- SINGLE GARAGE & PARKING
- ORIGINAL PERIOD FEATURES

**Guide Price £500,000**



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## DESCRIPTION

Stable House is a charming and individual property forming part of the highly regarded Moor Park Estate, a historic development converted by Historic Restorations in 2002/2003. Originally forming part of the neighbouring Grade II listed mansion house stables, the property offers a rare combination of character, history and modern living.

Approached via a sweeping tree-lined private drive, the development provides a wonderful sense of arrival and a peaceful setting, whilst still being conveniently located for Harrogate town centre and excellent commuter links to Leeds, Bradford and York.

The accommodation is arranged over two floors and provides a practical layout, including a modern fitted kitchen, spacious living/dining room and downstairs WC. To the first floor there is a principal bedroom with en-suite shower room, two further bedrooms and a separate house bathroom.

The property retains the charm of its original surroundings whilst offering modern comforts throughout, making it ideal for those looking for a low-maintenance home in a unique setting.

Externally, Stable House is positioned within an attractive cobbled courtyard with a central fountain, creating a real sense of character. The property benefits from a private lawned garden, single garage and off-street parking. There is also a useful storage area formed from the original kennels.

The Moor Park Estate is one of Harrogate's most distinctive residential developments, offering a tranquil semi-rural feel whilst remaining within easy reach of local amenities, schools and transport links.

The property is held on the balance of a 999-year lease which commenced in 2002. A management company is in place, with the current charge covering the upkeep of communal areas, gardens, roadways and buildings insurance.







Total floor area 96.6 sq.m. (1,040 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io



### Viewings

Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

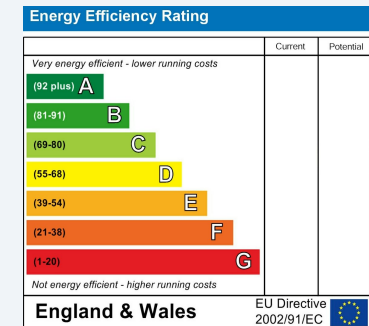
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX  
Tel: 01423 536222 Email: [harrogate@hunters.com](mailto:harrogate@hunters.com) <https://www.hunters.com>

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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