



THE GRANARY

Moor Park, Beckwithshaw

Carter Jonas

THE GRANARY, MOOR PARK, BECKWITHSHAW, HG3 1QN

Harrogate - 4 miles

Otley - 9 miles

Leeds - 17 miles

The Granary 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 park and farm land. The Estate was converted into a selection of apartments and individual houses in 2001/2002. 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.

The beautifully presented accommodation centres around an impressive open plan living/kitchen/dining room at the heart of the home. Adjacent is the dual aspect sitting room with fabulous, vaulted ceiling, feature fireplace and French doors to the wrap around gardens. The ground floor continues with a utility room, a large bedroom suite with fitted wardrobes and a luxurious en-suite with a steam shower combination cubicle, there is a further ground floor bedroom or home office and the house bathroom completes the ground floor accommodation.

At first floor is a large landing leading to the principal bedroom with dressing area, fitted storage and en suite shower room. This floor is completed with a double bedroom which is currently used as a home office with double doors leading to the mezzanine staircase in the vaulted sitting room.

Outside, the property has the benefit of stunning private wrap around gardens which lie to the front and side of the house accessed via two sets of French doors from the family kitchen and the sitting room.

A STUNNING 4 BEDROOM PERIOD HOUSE WHICH ORIGINALLY FORMED PART OF THE REVERED MOOR PARK ESTATE, PRESENTED TO A HIGH STANDARD THROUGHOUT WITH SUNNY WRAP AROUND GARDENS AND SITUATED IN A RURAL SETTING YET JUST 4 MILES FROM HARROGATE TOWN CENTRE.



The attractive lawned gardens benefit from sunshine virtually all day long, have delightful floral borders and various paved seating areas. The property benefits from a private gravelled drive providing parking for at least 3 vehicles behind a five bar gate, in addition there is a further private parking space in the small car park adjacent to the gardens and the double garage opposite.

The Granary offers a buyer a beautiful private home which offers flexibility for various stages in life within this exceptional development. Additional benefits include mains gas, visitor parking and a secure store room, both situated opposite the house.

Tenure: We are advised that the property is held on the balance of a 999 year lease which commenced in 2001. A Management Company is in existence and The Granary pays circa £204 per month as well as a ground rent of £50 per annum. The Management Charge includes the upkeep of the communal courtyards, gardens, roadways and buildings insurance.

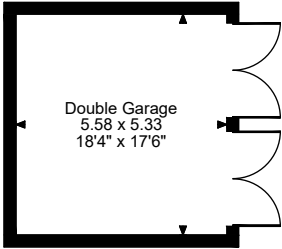
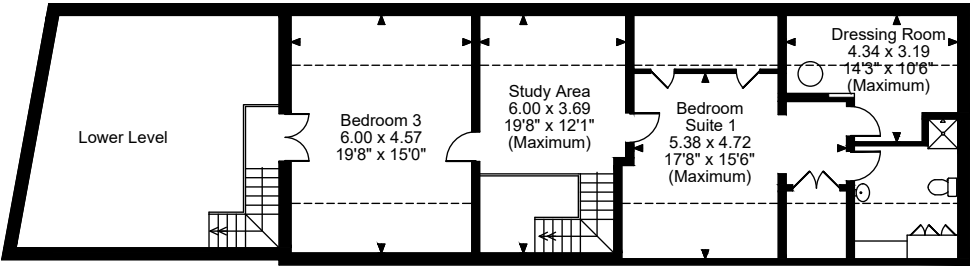
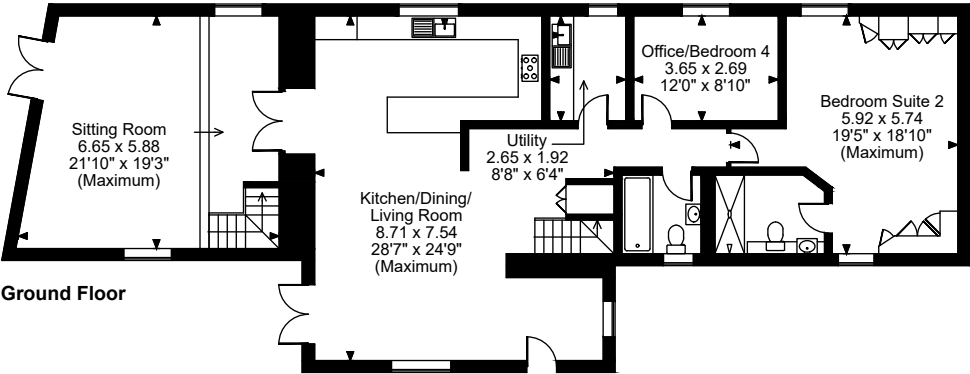
Note: The property benefits from underfloor heating in the open plan kitchen/dining/family area and the bathrooms. The ground floor en suite boasts a bespoke shower enclosure with spa quality 'Helo' steam enclosure with mosaic tiled seating. The property is one of few in the development which benefits from mains gas supply.

Services: We are advised that mains gas, water, electricity and drainage are all installed. The house also benefits from high speed internet connection providing 900mbs.





The Granary, Moor Park, Beckwithshaw
Approximate Gross Internal Area
Main House = 2,348 sq ft / 218 sq m
Double Garage = 320 sq ft / 30 sq m
Store = 18 sq ft / 2 sq m
Total = 2,686 sq ft / 250 sq m
Area excluded from GIA Calculations = 420 sq ft / 39 sq m
Total Area = 3,106 sq ft / 289 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
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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		EU Directive 2002/91/EC	



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