



## HUNTERS LODGE

Beckwithshaw, Near Harrogate

Carter Jonas



## HUNTERS LODGE, MOOR PARK, BECKWITHSHAW, HG3 1QN

Harrogate - 4 miles  
Otley - 9 miles  
Leeds - 17 miles

Entrance hall · Cloakroom · Breakfast kitchen  
Sitting/dining room · Landing · Principal bedroom with fitted wardrobes and an en suite shower room · Further bedroom · House bathroom · Garden · Single garage  
Additional parking · Lovely country setting · Sweeping tree lined drive approach · Convenient for easy access to Harrogate

Hunters Lodge is a delightful property which originally formed part of the Moor Park Estate. The Estate was converted to much critical acclaim into a selection of apartments and individual houses in 2002/2003. This property was once the original stables to the neighbouring Grade II listed mansion house and offers compact and easily manageable accommodation.

The property occupies a superb setting within the heart of this unique and individual development, approached via a sweeping ½ mile tree lined drive which creates an outstanding sense of arrival. Whilst enjoying such a lovely tranquil and 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 accommodation is arranged over two floors and includes an entrance hall, breakfast kitchen, sitting/dining room and a cloakroom. On the first floor is a principal bedroom with an en suite shower room and a further bedroom and a house bathroom.

**A CHARMING 2 BEDROOM CHARACTER COTTAGE PROVIDING WELL PROPORTIONED ACCOMMODATION, FORMING PART OF THIS IMPRESSIVE AND EXCLUSIVE DEVELOPMENT, OCCUPYING AN IDYLIC PARKLAND SETTING WITHIN A SHORT DRIVE OF CENTRAL HARROGATE.**





Set within a cobbled courtyard with a fountain, the property benefits from gas central heating and double glazing. This individual property further benefits from a private lawned garden, garage and an off street parking space.

## ADDITIONAL INFORMATION

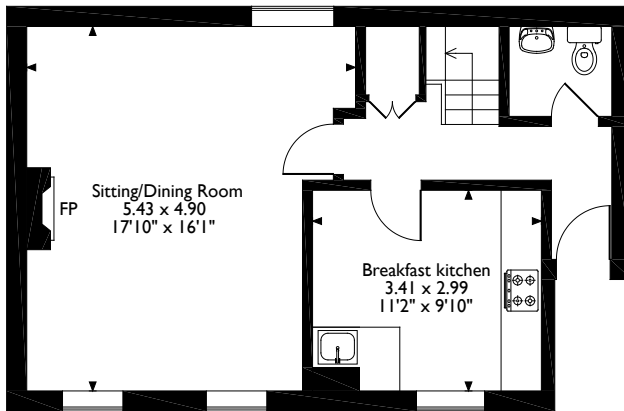
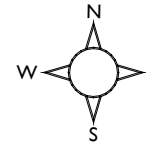
**Tenure:** We are advised that the property is held on the balance of a 999 year lease which commenced in 2002. A management company is in existence and Hunters Lodge pays £2,000 per annum as well as a ground rent of £50 per annum. The management charge includes the up keep of the communal courtyards, gardens, roadways and buildings insurance.

**Viewings:** Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

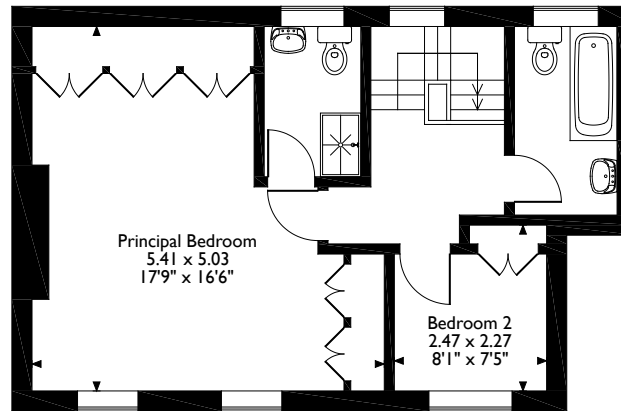
**Directions - HG3 1QN:** Proceed out of Harrogate on the B6162 Otley Road. At the junction with the B6161 (just on the outskirts of Beckwithshaw village) turn right at the small roundabout. After about 50 yards turn left and proceed up the private tree lined drive. Hunters Lodge is set in the ornamental garden and can be accessed via the rear or front courtyard.



Hunters Lodge, Moor Park, Beckwithshaw  
Approximate Gross Internal Area  
90 Sq M/968 Sq Ft

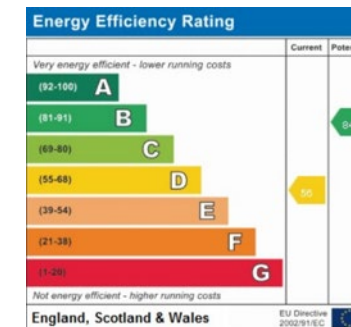


**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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**IMPORTANT INFORMATION**

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