



THE DOVECOTE, MOOR PARK, BECKWITHSHAW, HG3 1QN

Harrogate – 4 miles

Otley – 9 miles

Leeds – 17 miles

Split level reception hall • Sitting room • Dining room • Kitchen • Utility room • Cloakroom • Landing • Principal bedroom with an en suite shower room • 2 additional bedrooms • House bathroom • Fourth bedroom or home office on second floor • Private gardens • Garage with storage loft • Additional private and visitor parking areas • Lovely country setting • Sweeping tree lined drive approach • Convenient for easy access to Harrogate

The Dovecote is a stunning period house with originally formed part of the Moor Park Estate. The Estate was converted into a selection of apartments and individual houses in 2002/2003. In more recent years the property has been significantly improved to a very high standard and is now offered to the market in immaculate condition throughout.

The beautifully presented accommodation is arranged over 3 floors and includes a split-level reception hall, sitting room, dining room, a fully fitted kitchen, a utility room and a cloakroom. On the first floor is a landing, principal bedroom with an en suite shower room, 2 additional bedrooms and a house bathroom. On the second floor and within the original dovecote is a fourth bedroom or a home office, for those requiring to work from home.

Outside, the property has the benefit of a private garden area which lies to the front, side and rear. In addition there is a garage with a mezzanine storage floor above, 2 private parking spaces with an electric car charging point and additional visitor parking.

The Dovecote 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 parkland. 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.

A SUPERB 4 BEDROOM PERIOD PROPERTY PROVIDING SPACIOUS FAMILY ACCOMMODATION OF MUCH INHERENT CHARACTER AND QUALITY, SIGNIFICANTLY IMPROVED THROUGHOUT IN RECENT YEARS, OCCUPYING A LOVELY SETTING IN THE HEART OF THIS INDIVIDUAL AND UNIQUE ESTATE DEVELOPMENT, WITHIN A SHORT DRIVE OF HARROGATE.



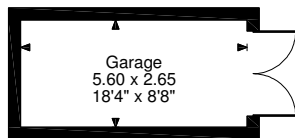
ADDITIONAL INFORMATION

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 The Dovecote pays £150 per month 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.

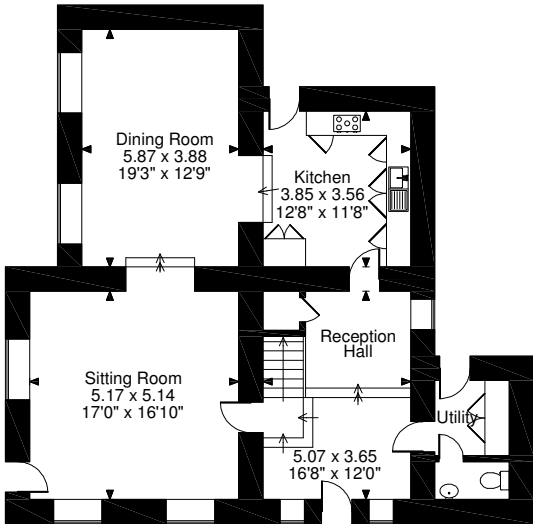
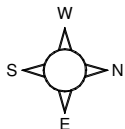
Services: We are advised that mains water, electricity and drainage are installed. Central heating is oil fired.

Viewing: Strictly by appointment through ourselves
- 01423 523423

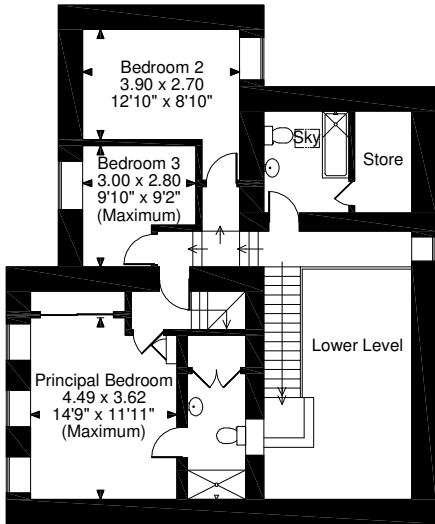




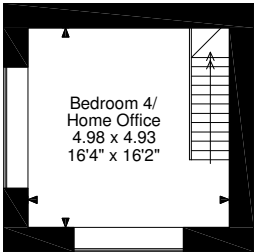
The Dovecote, Moor Park
Approximate Gross Internal Area
Main House = 2,098 sq ft / 195 sq m
Garage = 160 sq ft / 15 sq m
Total = 2,258 sq ft / 210 sq m



Ground Floor

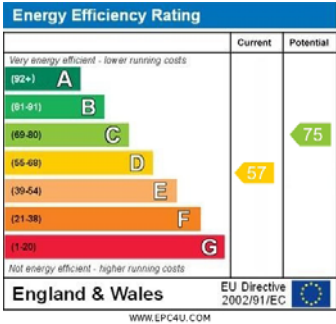


First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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