



## THE BOTHY

Moor Park, Beckwithshaw

Carter Jonas

## THE BOTHY, MOOR PARK, BECKWITHSHAW, HG3 1QN

Harrogate - 4 miles

Otley - 9 miles

Leeds - 17 miles

Open plan living kitchen • Sitting room • Dining room  
Utility room • Cloakroom • Boot room • Principal  
bedroom with en suite shower room • 2nd bedroom  
with en suite shower room • Two further double  
bedrooms • Ground floor house bathroom • 5th  
bedroom or home office on ground floor • Beautiful  
enclosed private gardens • Garage/gym • Private  
parking with electric gates • Lovely country setting  
Sweeping tree lined drive approach • Convenient for  
easy access to Harrogate

The Bothy 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. The Estate was converted into a selection of apartments and individual houses in 2002/2003. 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.

With bespoke interiors by House of Harrogate the beautifully presented accommodation includes a fabulous open plan living kitchen with separate dining room and a living area boasting exposed beams, feature log burning stove and a vaulted ceiling resulting in an impressive sociable area which also opens out to the beautiful gardens and newly constructed oak framed gazebo. There is a boot room with fitted oak storage and a cloakroom, an immaculate and highly functional utility room, home office/bedroom 5 with fitted cabinetry, ground floor contemporary bathroom, spacious sitting room with second staircase to above bedrooms and access into the

**THE BOTHY IS A STUNNING PERIOD HOUSE WHICH ORIGINALLY FORMED PART OF THE MOOR PARK ESTATE. THE PROPERTY HAS RECENTLY BEEN SIGNIFICANTLY EXTENDED AND IMPROVED TO AN EXCEPTIONAL STANDARD THROUGHOUT WITH MODERN-DAY CONVENIENCES. WITHIN AN ATTRACTIVE PERIOD PROPERTY OFFERING FLEXIBLE LIVING ARRANGEMENTS FOR VARIOUS STAGES OF FAMILY LIFE.**

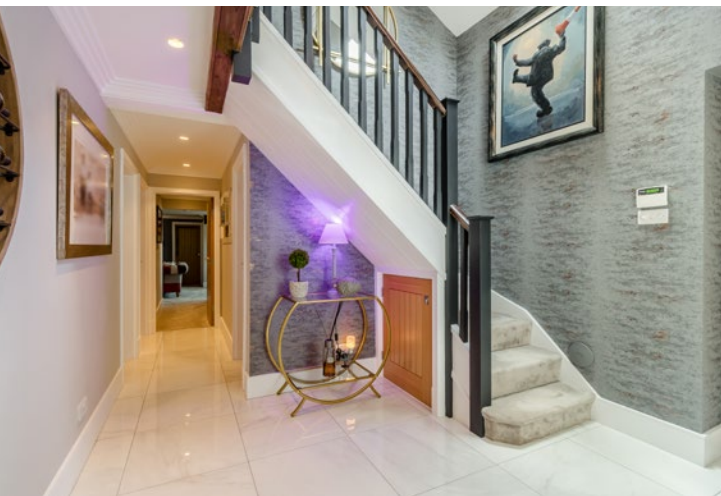
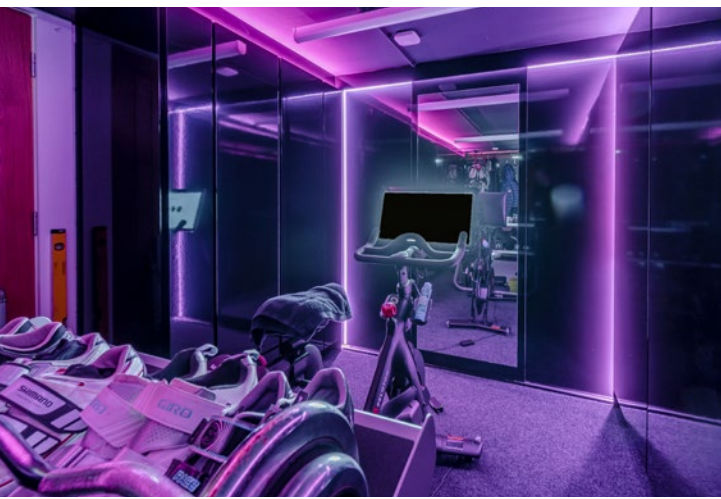


integral garage which has been adapted to create an excellent gym and spin studio with a wealth of fitted storage. The first floor consists of the principal bedroom with an en suite shower room, bedroom two with an en suite shower room. The first floor above the sitting room and garage consists of two double bedrooms and all bedrooms benefit from vast bespoke built eaves storage.

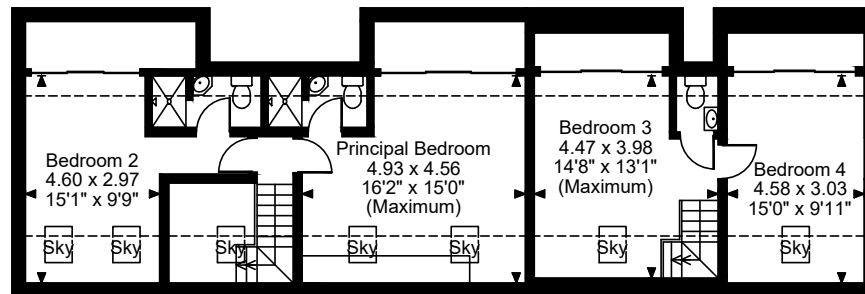
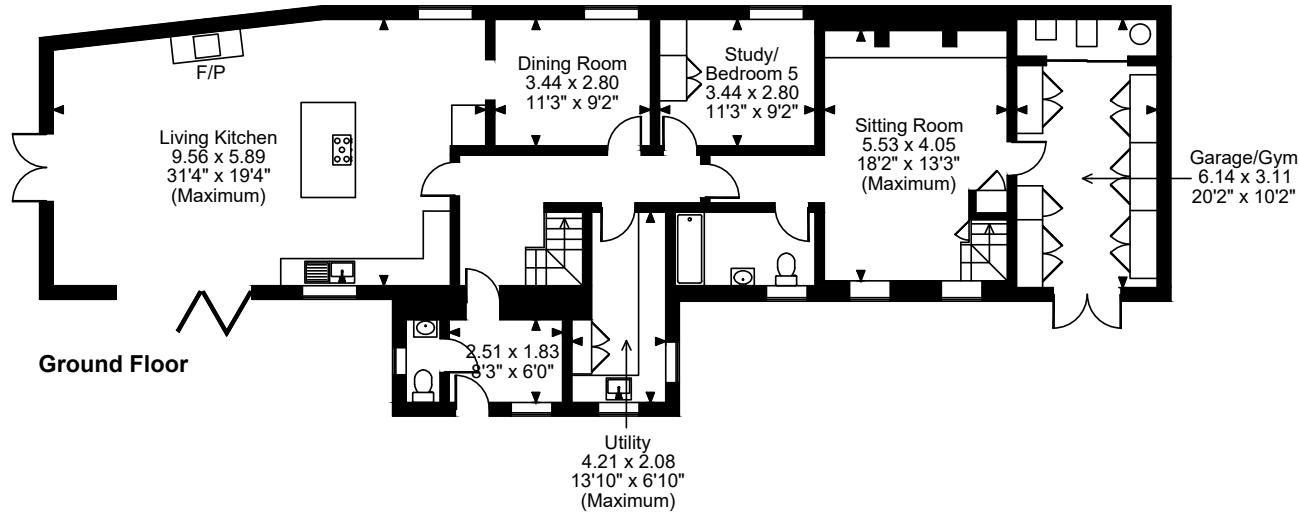
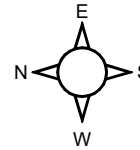
Outside, the property has the benefit of stunning private gardens which lie to the front and side of the house accessed via two sets of bi-folding doors from the family kitchen. The garden which predominantly faces south and west benefits from sunshine virtually all day long, there are various seating areas including a sunken BBQ/firepit within the beautifully constructed oak framed gazebo. There is ample private parking situated behind electric gates which leads to the garage, gardens and parking, all of which are secluded behind tall hedges creating a unique and wonderfully private home for generations within this exceptional development. Additional benefits include electric vehicle charging point, mains gas, visitor parking and two large secure storerooms both situated close to the house.

**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 Bothy pays circa £212 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 building insurance.





**The Bothy, Moor Park, Beckwithshaw**  
**Approximate Gross Internal Area**  
**Main House = 2,040 sq ft / 190 sq m**  
**Garage/Gym = 199 sq ft / 18 sq m**  
**Total = 2,239 sq ft / 208 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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