



# Apartment 4, Mansion House

Moor Park, Beckwithshaw


**STRUTT  
& PARKER**

BNP PARIBAS GROUP




# A magnificent split-level apartment situated in a flamboyant classical-Jacobean style mansion.


A beautiful two-bedroom apartment with a total of 2,391 sq. ft of accommodation, set in a handsome Grade II listed country house. The apartment features regal, traditional styling and high-quality fittings throughout, while outside there are communal, immaculate landscaped gardens.




2/3  
RECEPTION  
ROOMS




2/3  
BEDROOMS




3 BATHROOMS




GARAGE &  
2 PARKING  
SPACES




COMMUNAL  
GROUNDS




LEASEHOLD



VILLAGE



2,391 SQ. FT  
(222 SQ. M)



GUIDE PRICE  
£795,000

## The property

This splendid first-floor apartment is positioned in the heart of the exclusive Moor Park estate comprising 200 acres of parkland and woodland on outskirts of Harrogate and boasting spectacular views over open countryside.

Dating back to 1859 it features handsome Jacobean-style elevations and magnificent communal areas such as the grand reception hall with polychrome floor tiles, a spectacular cantilevered staircase of two straight flights, ornate ceiling with atrium and three tier Waterford crystal chandelier. Inside the apartment there is elegant accommodation with various original details.

The ground floor of the apartment provides a generous, 32ft sitting room with a dual aspect, which welcomes plenty of natural light and affords picturesque views across the communal gardens and

parkland beyond. The room offers a stunning chandelier, ornate cornicing, tall sash windows and a cast-iron fireplace. There is a useful home study designed by Neville Johnson that is situated in the central three-storey tower. The well-equipped kitchen and breakfast room is in contrast to the majority of the apartment with modern Shaker-style bespoke fitted units to base and wall level, as well as integrated appliances with space for a small table for a more informal setting. There is also a sizable formal dining room which could also be used as an additional bedroom if required.

The impressive principal bedroom has a dressing room and a en suite shower room. Completing the ground floor is the traditional family bathroom with free-standing roll top bath. Upstairs there is the guest suite with bedroom, dressing room and shower room.

## Outside

The house is set within beautiful rolling parkland and is surrounded by well-maintained communal gardens. A long private driveway leads to the property, with guest parking available at the front and a parking complex to the rear. The apartment benefits from a single garage and a secure ground floor store room.

The house features a central courtyard garden, while the landscaped grounds include box hedging, ornamental features, and a combination of paved and gravel pathways and terraces. Pristine lawns are interspersed with mature trees, and beyond the gardens lie rolling fields and parkland, offering a tranquil sense of peace and seclusion.

## Location

The property is in a semi-rural position three miles southwest of the popular and historic town of Harrogate. Local amenities can be found in the villages of Burn Bridge and Pannal, while Harrogate offers a wealth of fine Georgian and Victorian architecture and excellent shopping, leisure and cultural facilities, plus several supermarkets. The town also provides a choice of superb schools – both state and independent. The area is well connected by road, with the A1(M) 13 miles from the property, offering easy access to the north and south, while Harrogate mainline station offers direct services to London Kings Cross in three hours. The property is situated close to the beautiful RHS Harlow Carr gardens, while golf is available at Pannal Golf Club. The stunning countryside of the Nidderdale Area of Outstanding Natural Beauty, with its many walking, cycling and riding routes, is also within easy reach.



## Distances

- Harrogate town centre 3.1 miles
- Knaresborough 6.5 miles
- Wetherby 12.5 miles
- Leeds 16 miles
- York 24 miles

## Key Locations

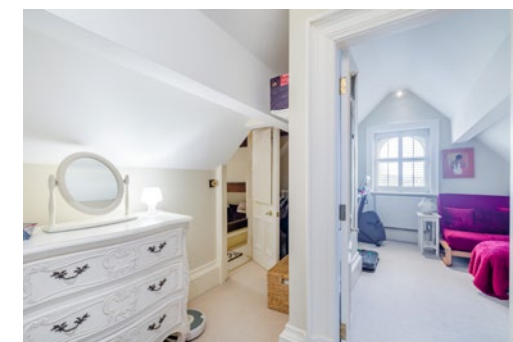
- Harrogate town centre (historic spa town)
- RHS Garden Harlow Carr
- Nidderdale National Landscape
- Yorkshire Dales National Park
- Leeds (university city)
- York (historic cathedral city)

## Nearby Stations

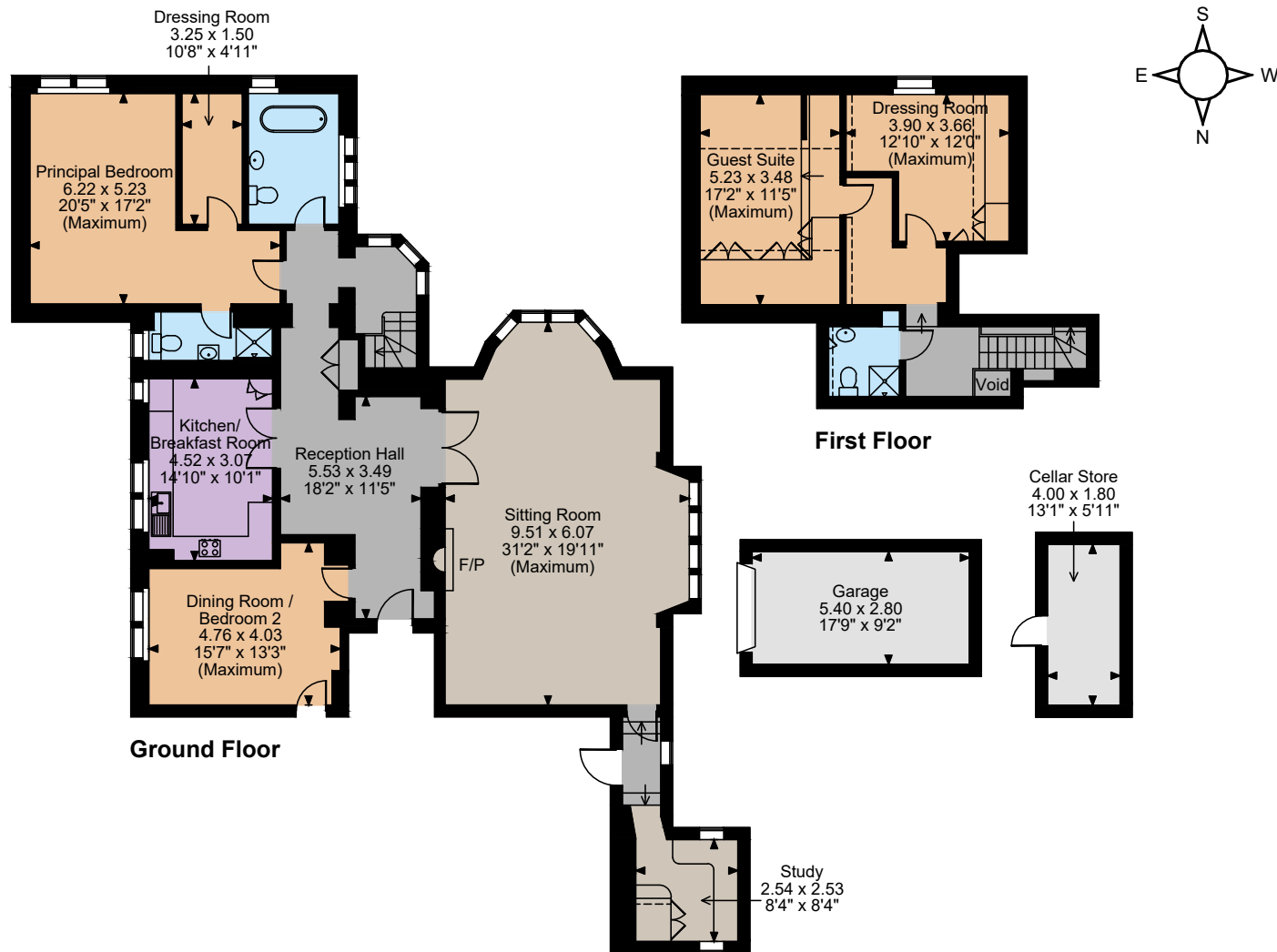
- Harrogate
- Pannal
- Hornbeam Park
- Weeton
- Starbeck
- Knaresborough

## Nearby Schools

- Beckwithshaw Community Primary School
- Brackenfield School
- Ashville College
- Rossett School
- Rossett Acre Primary School
- Harrogate Grammar School
- Western Primary School
- Harrogate Ladies' College
- North Rigton C of E Primary School
- Saltergate Community Junior School







## Floorplans

Main House internal area 2,150 sq ft (200 sq m)  
 Garage internal area 163 sq ft (15 sq m)  
 Cellar Store internal area 78 sq ft (7 sq m)  
 Total internal area 2,391 sq ft (222 sq m)  
 For identification purposes only.

## Directions

HG3 1RQ

///what3words: scorched.fittingly.recording – brings you to the entrance to Moor Park

## General

**Local Authority:** North Yorkshire Council

**Services:** Mains electricity, gas, water and drainage.

**Council Tax:** Band F

**EPC Rating:** C

**Tenure:** Leasehold expires 31 December 2999

**Service charge:** Annual service charge of around £5,287

**Ground rent:** £50 per annum

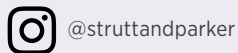
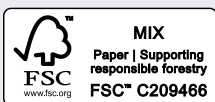
## Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

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