

Beckside Farm

North Yorkshire



A beautifully converted farmhouse with plenty of character, notable equestrian facilities and agricultural outbuildings, all nestled within its own glorious landscape of approx. 32 acres with fabulous countryside views.

Beckside Farm, Shawfield Head, Beckwithshaw HG3 1QU

Harrogate town centre & mainline station 4 miles (3 hours to London Kings Cross), Leeds Bradford Airport 10 miles, A1(M) (Jct 45) 13.5 miles

Features:

Entrance hall | Drawing room | Sitting room | Study | Kitchen/
living area | Dining room | Utility | Pantry | Boot room
2 Cloakrooms | Principal bedroom with dressing area &
en suite | 4 Further bedrooms, 1 with mezzanine | Family
bathroom | Shower room
Games room/bedroom 6 | EPC rating C

Outbuildings comprising multiple stable blocks, barns & a
field shelter | Triple cart shed | Garden | Bluebell wood | Beck

About 32 acres in all





The property

Beckside Farm is a handsome, stone-built, rural farmhouse offering a total internal area of 9,212 sq. ft. of stylishly presented, family friendly accommodation, with supplemental domestic-use spaces provided within an adjoining refurbished agricultural barn. Exposed stone walls and historic beams sit comfortably alongside newer timbers, and vaulted ceilings with rafter frameworks add a sense of drama to the interiors of the house.

Classic flagstone flooring in the entrance hall extends into the impressive kitchen/living area and through to the dining room. The dual aspect kitchen is fitted with contemporary cabinetry with granite work surfaces, integrated appliances, a Belfast sink, an island unit with wood topping and breakfast bar which creates a subtle divide within the space. The living area offers a convivial setting with a relaxed seating area and a wood-burning stove. The generous adjoining dining room is filled with natural light courtesy of two walls of glazed Bi-folds. Additional reception areas comprise a bright, triple-aspect drawing room, a separate sitting room for downtime and a study ideally suited to home-workers.

The first floor rooms enjoy the elevated outlook over the surrounding terrain, with the spacious landing giving access to five double bedrooms, with the second bedroom having the benefit of a mezzanine. The principal bedroom offers a luxurious retreat with a dressing area and stylish en suite shower room. At the far end of the landing is a games room, providing a versatile leisure space. Completing the first floor is a modern shower room and a beautifully appointed family bathroom with roll-top tub and separate walk-in shower.

Outside

Beckside Farm is nestled within its own grounds of approx. 32 acres with a beck that runs on the north and south of the borders. The property is approached via a private lane which extends to an area of hardstanding for parking alongside the house and continues around the perimeter providing a route to the quadrant of weatherboarded outbuildings.

The garden and grounds at the farmhouse offer a halcyon setting, with the immediate walled garden featuring areas of lawn and paved terracing which spans the rear of the property offering opportunities for outdoor dining and relaxation whilst taking in the spectacular far reaching views and the sunny southerly aspect.

The current owners have also planted several hundred trees over the years adding to the fabulous bluebell wood.

The stable blocks comprise eleven stalls, with a field shelter and a high barn on offer, along with further open barn outbuildings. Equestrian enthusiasts will delight at the facilities on offer at Beckside Farm with the enclosed paddocks and fields all with their own water supply.

Location

Situated in an idyllic rural setting just to the south-west of Harrogate, the property is within easy reach of local amenities at the villages of Burn Bridge and Pannal. The elegant spa town provides a comprehensive range of shopping, leisure and cultural amenities, as well as the outstanding rated Harrogate Grammar School, St John Fisher and St Aidan's High Schools. The mainline station offers commuters services to London Kings Cross (from 2hrs 27mins) as well as to York and Leeds, whilst road-users are within easy reach of the A1(M) for journeys to the north and to the south.

Directions

From Harrogate town centre, take the B6162/Otley Road and continue for 2 miles. At the roundabout, take the first exit onto the B6161/Otley Road and after approximately 0.9 mile the lane to reach the property will be found on the left.

General Information

Local Authority

North Yorkshire County

Services

Mains electricity and water. Private drainage which we believe to be compliant with current regulations. Ground source heat pump.

Council Tax

Band E

Tenure

Freehold

Guide Price

£2,795,000

Wayleaves and easements

The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.





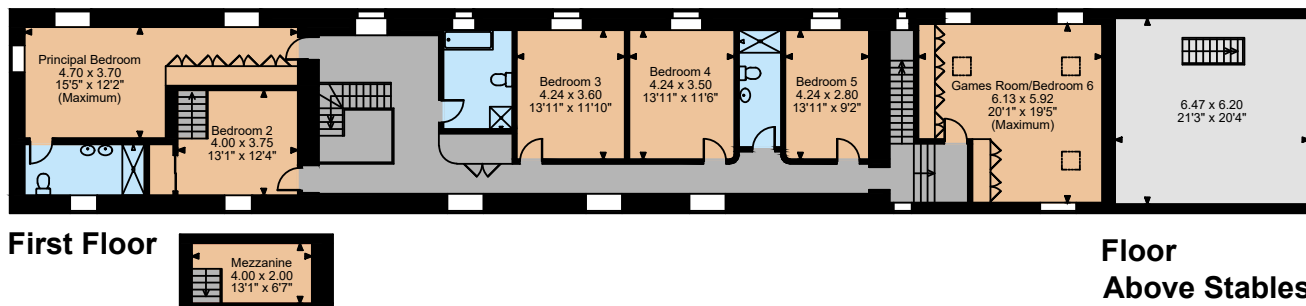
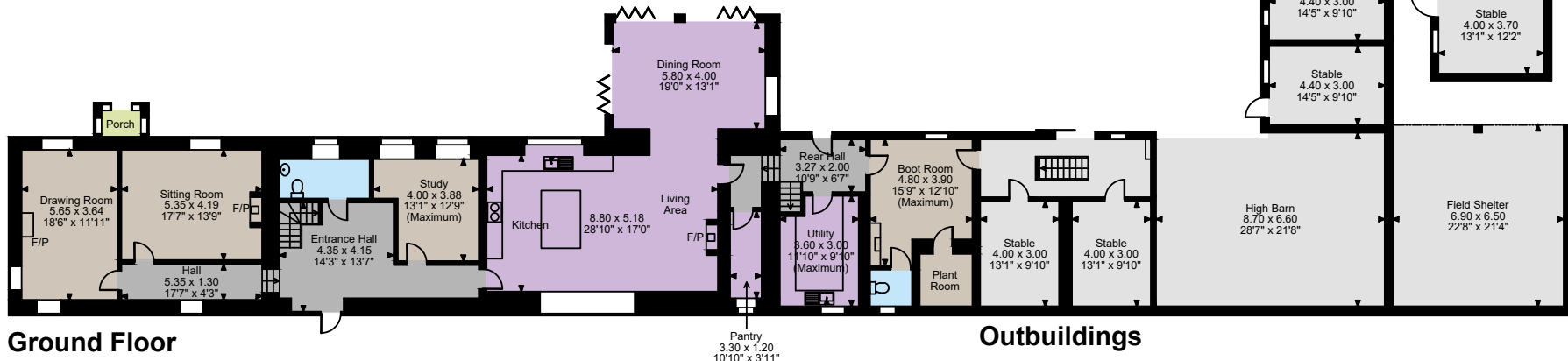
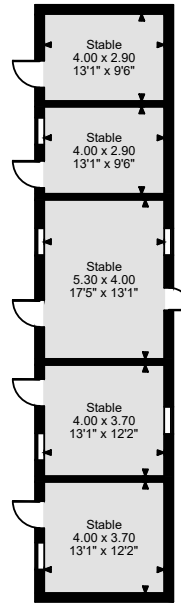
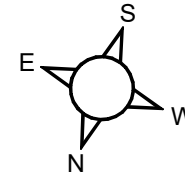
Floorplans for Becksid Farm Shawfield Head, Beckwithshaw

Main House internal area 4,664 sq ft (433 sq m)

Barn internal area 1,072 sq ft (100 sq m)

Stables, Hay Barn & Field Shelter internal area 3,476 sq ft (323 sq m)

Total internal area 9,212 sq ft (856 sq m)



Floor Above Bedroom 2

The position & size of doors, windows, appliances and other features are approximate only.

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