



**THE DOVECOTE**  
Moor Park, Beckwithshaw

**Carter Jonas**



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

Harrogate – 3 miles

Otley – 9 miles

Leeds – 17 miles

Linked detached house • 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/Cinema room on second floor • Private gardens • Garage with storage mezzanine 2 private allocated parking spaces • Visitor parking  
Private EV charging point • Lovely country setting  
Sweeping tree lined drive approach • Convenient for easy access to Harrogate

The Dovecote is a stunning period house which 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 newly fitted house bathroom. On the second floor and within the original dovecote is a fourth bedroom/cinema room, or home office for those requiring to work from home.

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

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





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.

## 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

**Directions - HG3 1QN:**

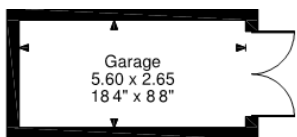
Proceed out of Harrogate on the B6162 Otley Road until you reach Beckwithshaw village. Turn right at the small roundabout and then approximately 50 yards along turn left and proceed up the private tree lined driveway to Moor Park, take the left hand fork in the road then follow the road round to the visitors parking spaces opposite the modern houses.



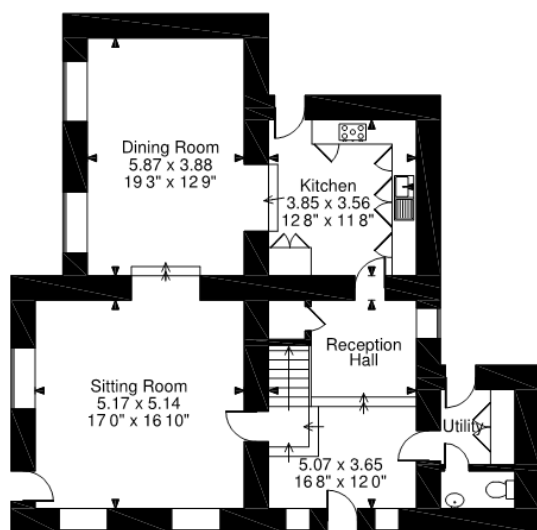
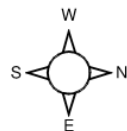




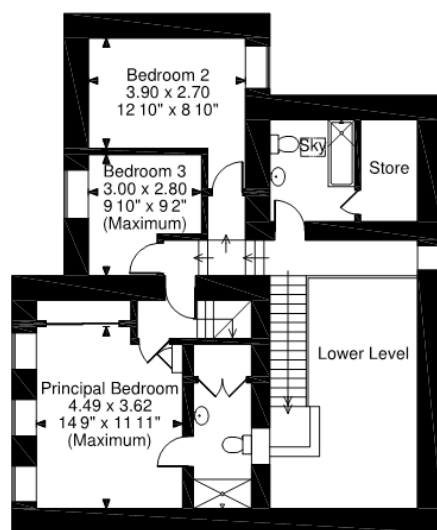




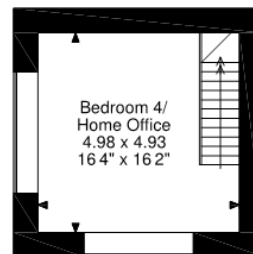
**The Dovecote, Moor Park**  
**Approximate Gross Internal Area**  
 Main House = 2,098 sq ft / 195 sq m  
 Garage = 160 sq ft / 15 sq m  
 Total = 2,258 sq ft / 210 sq m



**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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	55	66
A		
(81-91)		
B		
(69-80)		
C	55	66
(55-68)		
D		
(39-54)	55	66
E		
(21-38)		
F	55	66
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





**Harrogate & Leeds 01423 523423**

[harrogate@carterjonas.co.uk](mailto:harrogate@carterjonas.co.uk)

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

**[carterjonas.co.uk](http://carterjonas.co.uk)**

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