



BECK BOTTOM MANOR

Between Beckwithshaw and Leathley, North Yorkshire

Carter Jonas

BECK BOTTOM MANOR, LEATHLEY LANE, STAINBURN, LS21 2LS

Harrogate – 5½ miles
Otley – 6 miles
Leeds – 13 miles

GROUND FLOOR

Spacious reception hall · Sitting room · Dining room
Study · Conservatory · Kitchen with an adjoining dining
area · Side hall · Utility room · Cloakroom

FIRST FLOOR

Galleried landing · Principal bedroom with an en suite
bathroom · 3 additional bedrooms – one has an en suite
bathroom · House bathroom

Potential to convert loft area under permitted
development rights to create 2 additional bedrooms,
sitting/study area and a bathroom

ANNEXE FLAT

Private entrance with stairs leading to the first floor
Sitting room · Kitchen · Bedroom with small balcony
Bathroom

OUTSIDE

Tarmacadam drive approach · Double garage
Additional garaging/workshop · Stable/store · Delightful
mature gardens to the front with a pond · Walled
garden to the rear · Paddock to the south and west
bordering onto West Beck and an area of woodland

AN IMPRESSIVE DETACHED COUNTRY PROPERTY PROVIDING SPACIOUS AND WELL PRESENTED FAMILY ACCOMMODATION TOGETHER WITH ANCILLARY ACCOMMODATION, SET WITHIN ATTRACTIVE GARDENS AND GROUNDS EXTENDING TO OVER 5 ACRES (2.02 HA) AND OCCUPYING A LOVELY SEMI RURAL POSITION BETWEEN THE POPULAR VILLAGES OF BECKWITHSHAW AND LEATHLEY.





Beck Bottom Manor occupies a lovely country setting, enjoying superb views over its own gardens and grounds and surrounding countryside beyond. Its location is ideal for those seeking semi rural living while still enjoying easy access to amenities in nearby towns. It is located about 5½ miles to the south west of Harrogate and 6 miles to the north east of Otley – both towns offer an extensive range of shopping and recreational facilities as well as schools for children of all ages. For the commuter, it is well positioned for easy access to the North and West Yorkshire business centres. There is a local railway station at Huby/Weeton (within 3 miles) which provides frequent services to Harrogate, Leeds and York and Leeds/Bradford International Airport is 7 miles to the south.

Beck Bottom Manor is an impressive detached property which was constructed in 1980 of stone under a blue slate roof. It has been the much loved family home to the current owners for almost 25 years and offers well planned accommodation with family living and entertaining very much in mind. The house sits beautifully within attractive landscaped gardens which lie to the front and rear with a 5 acre (2.02ha) paddock to the south and west, including West Beck and bordering woodland.

The accommodation is arranged over two floors and includes a spacious reception hall, superbly proportioned sitting room, study, dining room, conservatory, kitchen with an adjoining dining area, utility room and a cloakroom.





On the first floor is a feature galleried landing, principal bedroom with an en suite bathroom, three additional bedrooms (one has an en suite bathroom) and a house bathroom. In addition, potential exists to convert the loft area, under permitted development rights, to a further two bedrooms, a sitting/study area and a bathroom, adding an additional 700sqft (65sqm) of living space. Plans have been drawn up and copies are available on request.

In addition and situated just across the courtyard, there is a self contained flat, which provides useful ancillary accommodation for visiting guests or relatives or which could alternatively be utilised for separate letting purposes. The accommodation is arranged over the first floor and includes a sitting room, kitchen, bedroom and a bathroom.

Outside the property is approached via a gated entrance with a tarmacadam drive leading to the double garage with additional parking for several vehicles. Adjoining the double garage is a further large garage/workshop with a separate stable/store to the rear.



ADDITIONAL INFORMATION

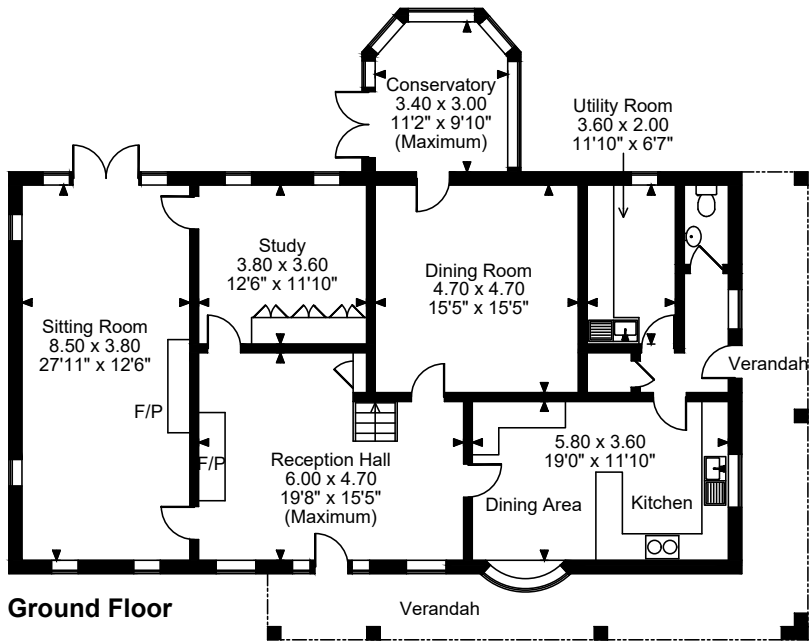
Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

Services: We are advised that mains electricity is installed. There is a shared private water supply and a shared sewerage treatment plant. Oil fired central heating is installed to the house and the annexe flat. Superfast broadband is installed.

Viewings: Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

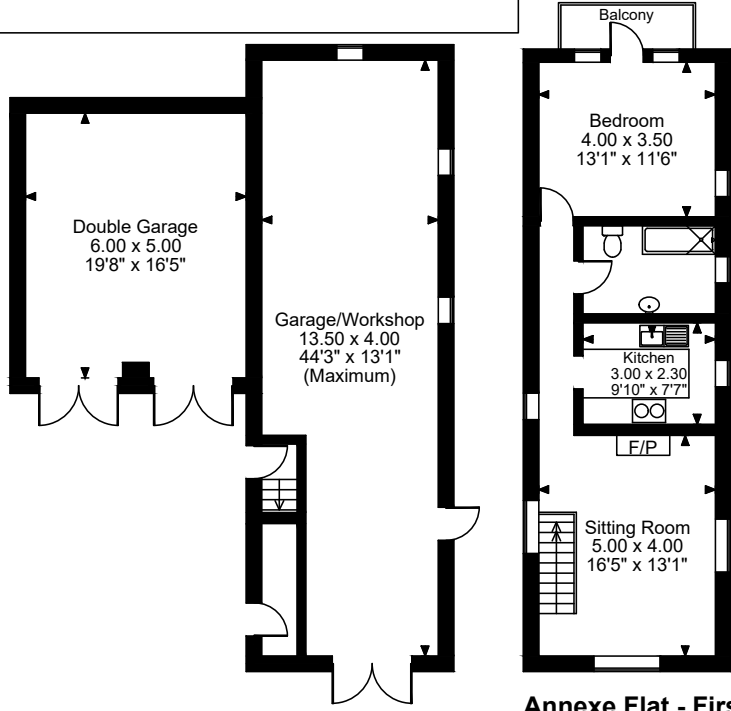
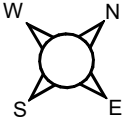
Directions - LS21 2LS: Proceed out of Harrogate on the B6162 Otley Road and continue to the small roundabout. Turn left towards Beckwithshaw. Continue for just under 3 miles. Go passed the turning on the left signposted to Stainburn/Rigton/Huby and cross an old bridge. Shortly afterwards, the entrance to Beck Bottom Manor is the second drive on the right.



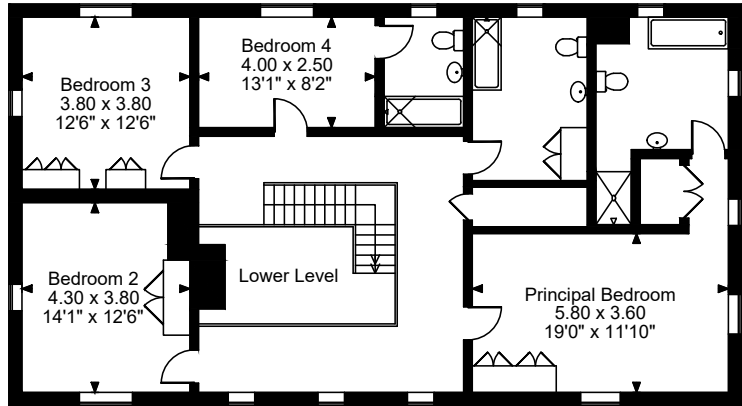


Ground Floor

Beck Bottom Manor
Approximate Gross Internal Area
Main House = 2,937 sq ft / 273 sq m
Annexe Flat = 592 sq ft / 55 sq m
Garages/Workshop = 883 sq ft / 82 sq m
Total = 4,412 sq ft / 410 sq m



Annexe Flat - First Floor



First 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	67
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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