



VERITY
FREARSON

3 HOLLY COURT, BEWERLEY, PATELEY BRIDGE, HG3 5HY

GUIDE PRICE £475,000

3 HOLLY COURT,

Bewerley, Pateley Bridge, HG3 5HY

A fabulous Georgian stable conversion presented to the highest of standards situated in the much sought-after Nidderdale village of Bewerley.

This exceptional home retains much charm and character revealing wonderful vaulted ceilings and exposed beams. The flexible accommodation is arranged over three floors and features a spacious reception hall, living room with multi burning stove and office. To the lower ground floor there is an impressive dining kitchen, shower room and a versatile bedroom / office with mezzanine. On the first floor there are two double bedrooms, dressing room and modern house bathroom. In addition the property further benefits from gas fired central heating, landscaped garden gravelled drive and double garage.

Holly Court is a delightful courtyard made up of five properties which were formerly the stable block and coach houses to Bewerley Hall. Bewerley is situated just a short walk from the award-winning town of Pateley Bridge, which boasts a wide range of excellent shops and amenities.



Reception Room · Kitchen · Cloakroom · Office / Bedroom 3

2 Bedrooms · Dressing Room · Modern Bathroom

Ample Parking · Double Garage · Landscaped Gardens







ACCOMMODATION

GROUND FLOOR

ENTRANCE

Via glazed double doors set into original arch opening to -

RECEPTION HALL

An inviting reception hall with door leading to lounge and stairs leading to first and lower ground floors. Under stairs cupboard with plumbing for washing machine. Window to front and central heating radiator.

LOUNGE

A beautifully presented room with characterful fireplace, stone hearth and solid-fuel stove. UPVC double glazed window to the rear and an internal feature window drawing light from the stairs and landing. Door leads to landing.

LOWER GROUND FLOOR KITCHEN

This stunning room reveals an impressive vaulted ceiling and is fitted with a modern kitchen comprising wall and base units, integral dishwasher, fridge, freezer and solid wood working surfaces with inset ceramic bowl sink

and tiled splashbacks. The dual fuel range cooker stands in a beautiful stone fire place with base units and working surfaces either side. Feature arched window to rear with exposed stone archway. Central heating radiator.

OFFICE / BEDROOM 3

Used as a office or third bedroom with exposed stone walls and fantastic vaulted ceiling. A mezzanine has created an impressive use of space above the WC creating additional storage or sleeping arrangement. Central heating radiator and built in book shelves. UPVC double glazed door to the rear with double glazed side panels fitted within an exposed stone archway.

CLOAKROOM

Fitted with low-flush WC and having A shower with cubicle and shower tray.

FIRST FLOOR

LANDING

Light and airy landing with doors leading to bedroom, 1,2 & 3 and house bathroom

BEDROOM 1

with uPVC double glazed window to the front with delightful views over court yard and Nidderdale surroundings. Cupboard with hanging rails and linen storage shelves. Central heating radiator.

BEDROOM 2

With uPVC double glazed window to front with views over court yard. Central heating radiator.

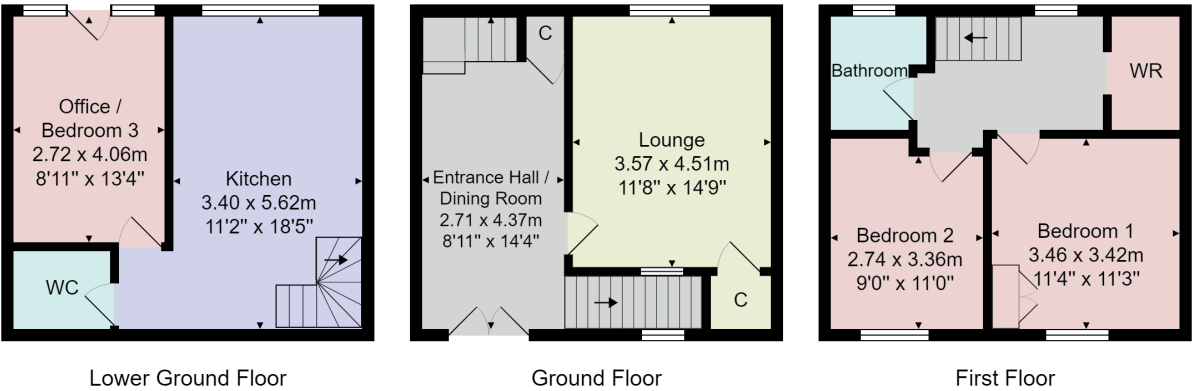
DRESSING ROOM

With dual aspect windows and central heating radiator.

BATHROOM

Modern bathroom suite comprising panelled bath with shower tap, pedestal wash hand basin and low flush WC. Slate- effect flooring and floor to ceiling tiled walls. UPVC double glazed frosted window to the rear.

FLOOR PLAN



Total Area: 105.9 m² ... 1140 ft²
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Outside

The property is approached via a characterful courtyard and leads to the entrance doors. Beyond the court yard is a delightful landscaped garden ideal for seating and entertaining. A gravelled driveway provides parking for a number of vehicles and leads to a good-sized double garage with power and lighting.

Directions

From Pateley Bridge, proceed through the village of Beverley. After passing the village green, take the first driveway on the left, marked Beverley Gardens. Holly Court can be seen on the left.

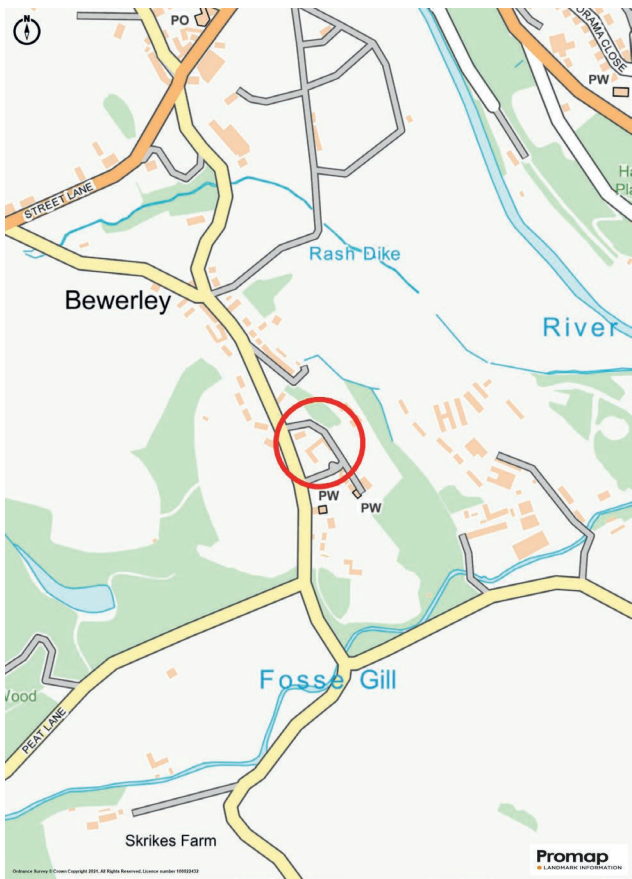
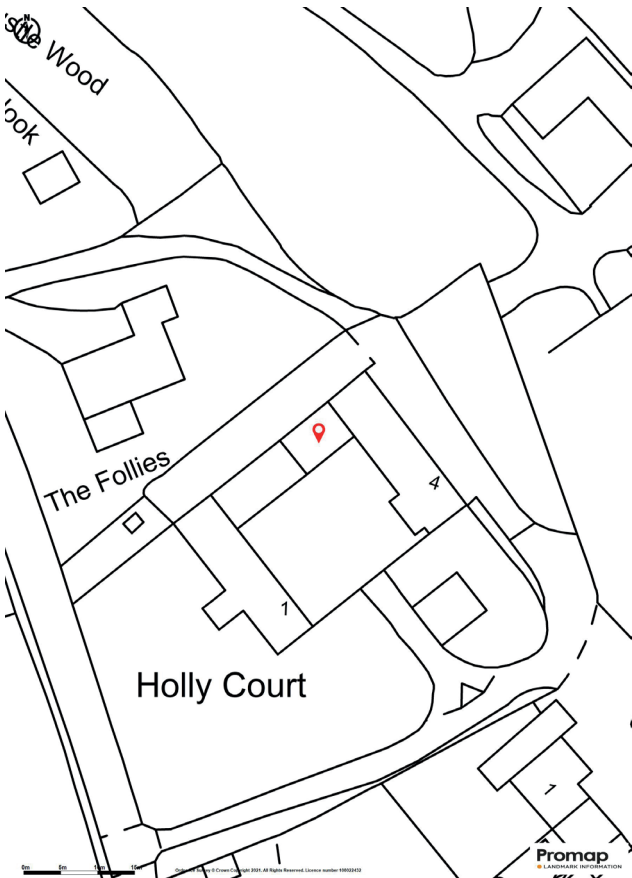
Services


All mains services connected .


Tenure

Freehold

Council Tax Band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100 A		61	99
81-91 B			
69-80 C			
55-68 D			
39-54 E			
21-38 F			
1-20 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			99
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions		73	
England & Wales		EU Directive 2002/91/EC	
			

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