



3 Holly Court, Bewerley, Harrogate, North Yorkshire, HG3 5HY

£475,000

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A fabulous Georgian stable conversion, presented to an exceptional standard, situated in the highly sought-after Nidderdale village of Bewerley, within easy walking distance of Pateley Bridge.

This beautiful and characterful home retains a wealth of original features including high ceilings throughout, vaulted spaces, exposed beams and charming stable details, all seamlessly blended with high-quality modern finishes. The property forms part of the attractive Holly Court development and offers stylish, light-filled accommodation ideal for a range of buyers, including those seeking a main residence, a country retreat or a high-quality holiday let.

The accommodation includes three well-proportioned bedrooms and two modern bathrooms, together with a spacious kitchen diner and an inviting reception room with feature log burner. Externally, the property enjoys a private enclosed garden with delightful countryside views, along with a double garage and parking for two vehicles.

The property is located in the picturesque village of Bewerley, just a short walk from Pateley Bridge High Street and its excellent range of shops, cafés and amenities, while also being well placed for access to Harrogate, Ripon and the wider Nidderdale countryside.





GROUND FLOOR

The ground floor offers impressive, reception hall which leads to a sitting room and utility area. The sitting room has high ceilings and a feature log burner, creating a warm and characterful living space and study area.

LOWER GROUND FLOOR

On the lower ground floor there is a generous kitchen diner that forms the heart of the home. This superb room combines modern fitted units with original stable features, excellent ceiling height and plenty of natural light, making it ideal for both everyday living and entertaining.

The ground floor further benefits from a well-proportioned bedroom / office with mezzanine above and a stylish modern bathroom.

FIRST FLOOR

On the first floor there are two further double bedrooms, both light and well presented, served by a modern fitted bathroom. The layout provides flexible accommodation suitable for a variety of living arrangements.

OUTSIDE

Externally, the property enjoys a private and enclosed garden with open countryside views, providing a peaceful outdoor space ideal for relaxing or entertaining. There is parking for two vehicles along with a substantial double garage, complete with power and lighting, offering excellent storage or workshop potential.

AGENTS NOTE

Tenure - Freehold

Council Tax Band - C





Total Area: 112.3 m² ... 1209 ft² (excluding garage, workshop)

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(65-80)	C	75	79
(55-64)	D		
(39-54)	E		
(23-38)	F		
(1-22)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.EPC4U.COM	