



## Beck Cottage St. John's Road, Bishop Monkton

£450,000



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A charming and beautifully presented three-bedroom period cottage, revealing a deceptively spacious interior and occupying a picturesque setting in the heart of the highly sought-after village of Bishop Monkton. Dating back to 1860, this delightful home has been thoughtfully refurbished in recent years, with great care taken to retain its charm and character features, including open fireplaces and traditional styling.

Enjoying an idyllic position within this ever-popular village, the cottage benefits from attractive views over the beck and is ideally located between Harrogate and Ripon. Bishop Monkton offers a range of amenities including a public house, primary school and church, together with a strong and welcoming community spirit. This lovely home would suit those seeking a turnkey character property and would also make an ideal holiday let or second home given its postcard setting.



The main entrance door opens into a tiled entrance hall with staircase leading to the first floor and a cloakroom/WC. To the front of the property is the welcoming living room, featuring a wooden floor and an attractive open fireplace. There is a further versatile reception room with tiled floor and open fire, which could be used as a dining room, snug or family room.

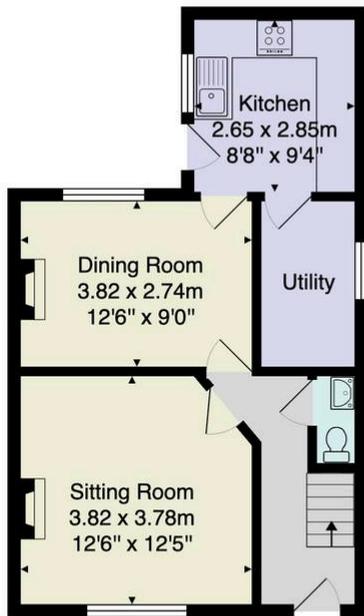
Beyond is a stylish fitted kitchen with a range of quality units and electric Esse range cooker and direct access to the rear garden. A useful full height pantry room completes the ground-floor layout and also houses the gas central heating boiler.

On the first floor there is a landing with a further staircase leading to the top floor. The principal bedroom is a good-sized double room with two windows enjoying a delightful outlook over the beck. There is a further bedroom on this floor together with a part-tiled house bathroom fitted with a white suite comprising bath with shower above.

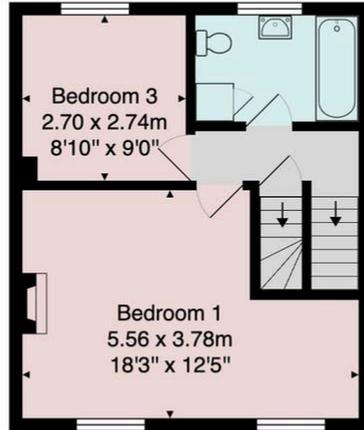
The top floor provides a further generous double bedroom, flooded with natural light from skylights and offering an abundance of fitted storage.

To the front of the property is a lawned garden with steps and paved pathway leading to the entrance, together with mature flowerbeds. Gated access to the side leads to a particularly attractive enclosed rear garden, laid mainly to lawn with mature planted borders and a good-sized patio area with summer house, creating a wonderful space for outdoor living and entertaining. There are also useful outside stores.

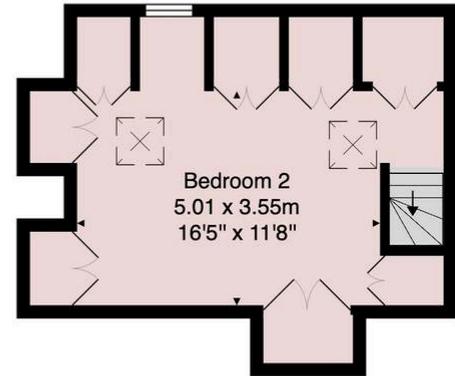




Ground Floor



First Floor



Second Floor

Total Area: 114.3 m<sup>2</sup> ... 1230 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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