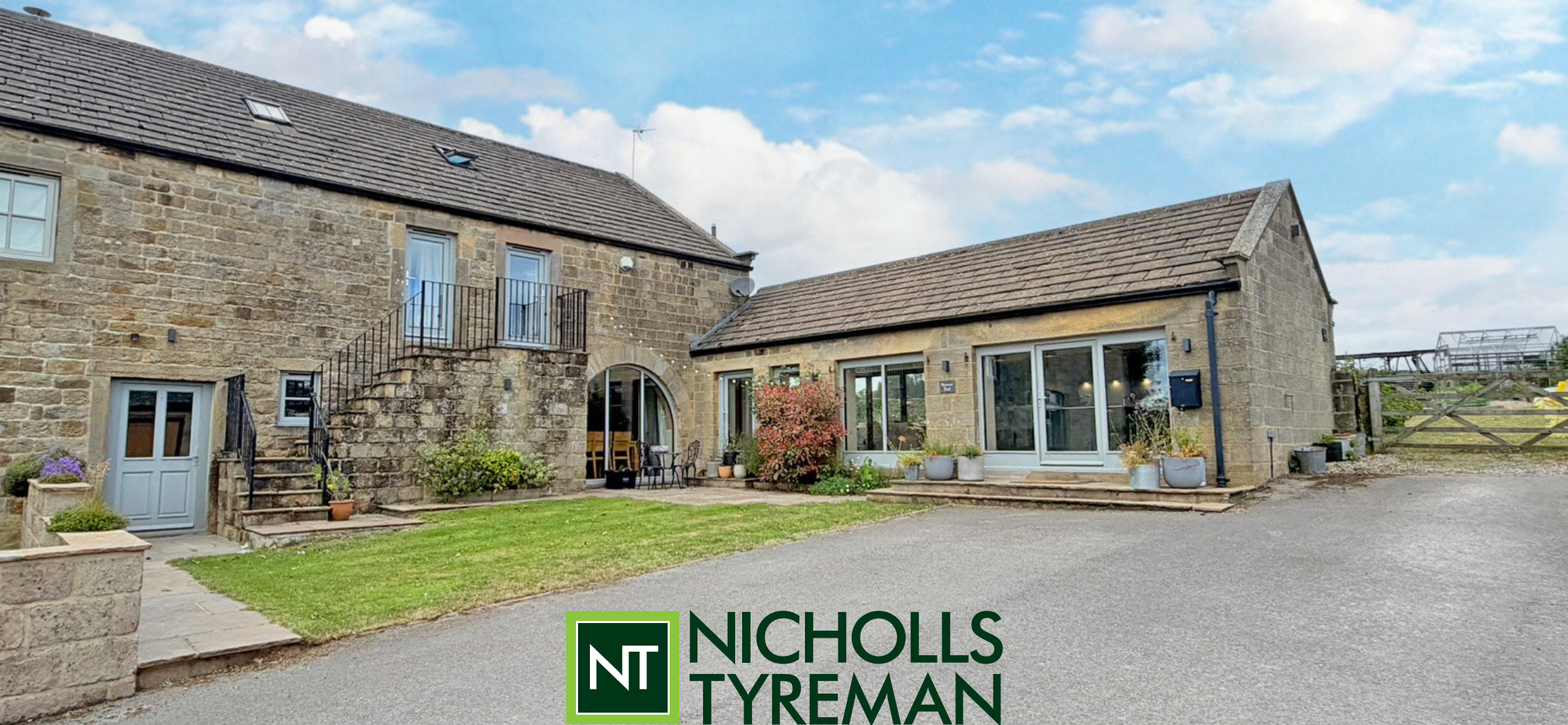


BEAVER END
BANK END FARM
NORWOOD
HG3 1SZ



BEAVER END | BANK END FARM | NORWOOD | HG3 1SZ

A magnificent stone built, extended barn conversion, offering a wealth of charm and character with fabulous accommodation, sensational views and being quietly situated within this small, bespoke development.

Entrance Hall | Sitting Room | Living Room | Living/Dining/Kitchen | Inner Hallway | Cloakroom with wc | Utility Room/Study

Five Bedrooms | En-suite Shower Room | House Bathroom | House Shower Room

Double Garage | Gardens | Paddock

Council Tax: G | Energy Rating: C | Tenure: Freehold

Mains water & electricity, drainage via a shared septic tank, oil fired central heating, super-fast broadband.

£1,150,000





The property truly requires an internal inspection to appreciate the well proportioned and extremely versatile accommodation with double glazing, underfloor heating to the ground floor and bathrooms and a recently fitted and beautifully appointed kitchen with exposed beams and feature, corner bi-fold doors, giving a true open feeling with direct access to the flagged courtyard. Laid out over three floors and has the benefit of large gardens, adjoining paddock land, ample parking and a detached double garage.

The accommodation comprises: A large entrance hall with wall panelling, magnificent living room, sitting room, large open plan living/dining/kitchen (refitted in 2021) with bi-fold doors, high-quality Leicht fitted units incorporating fridge/freezer, separate fridge, induction hob with Bora extractor inset and a magnificent central island unit with breakfast bar, exposed, beamed 10'9" high ceilings and fabulous storage, inner hallway, ground floor cloakroom and large utility room/study. To the first floor there is a principal bedroom one with en-suite shower room, two further bedrooms and a luxury house bathroom and to the second floor are two further bedrooms and a shower room.







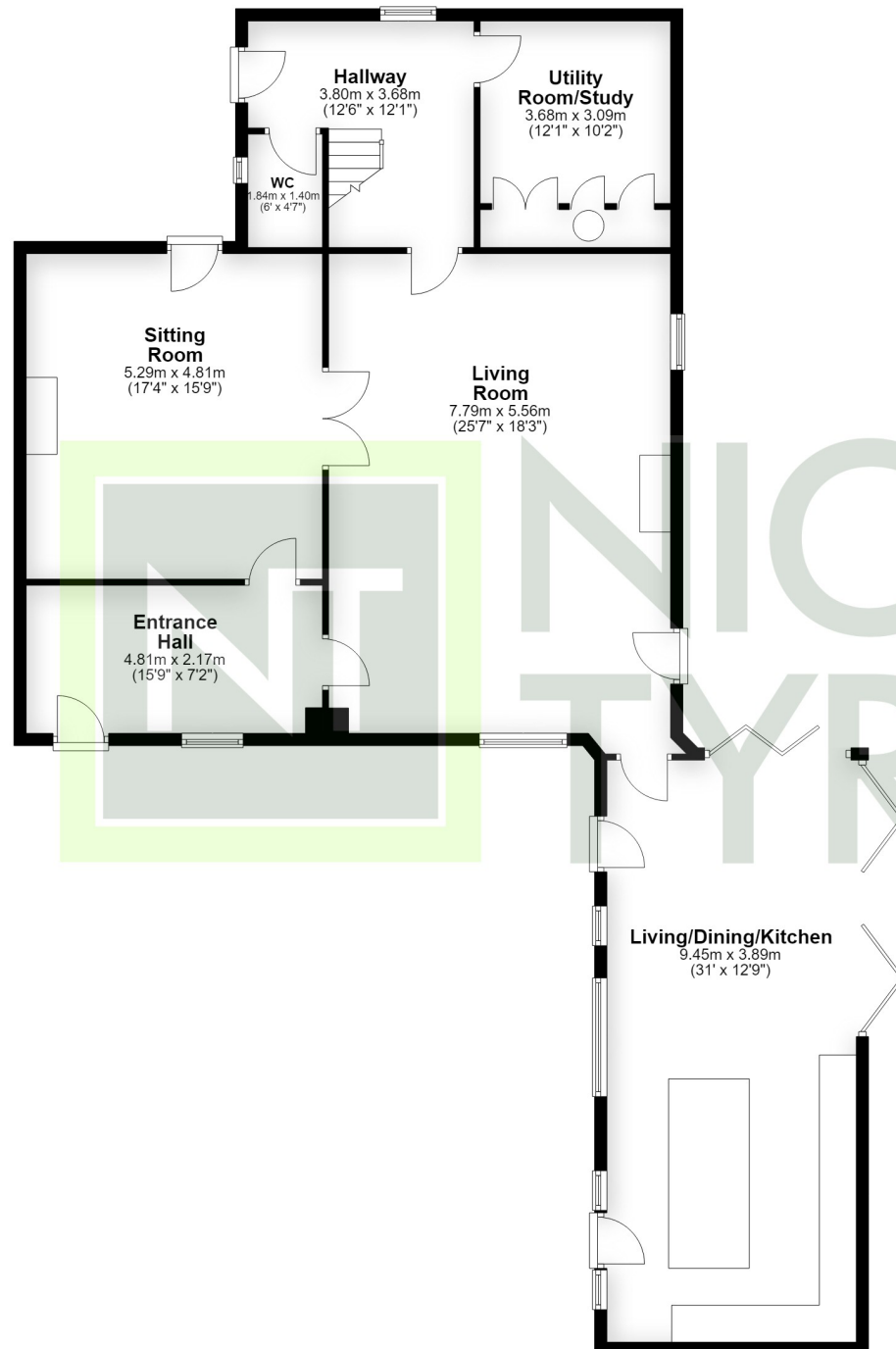
The property is approached via a long private lane leading to a spacious driveway and communal courtyard, providing extensive off-street parking and access to the detached double garage, which benefits from electric up-and-over doors, power and lighting. To the front of the property is a well-maintained formal lawn with a flagged pathway leading to the patio areas. Beyond the garage, a generous paddock offers excellent versatility, whether for grazing, recreation or simply enjoying the surrounding countryside.

The rear garden has been thoughtfully designed for both relaxation and entertaining, featuring several flagged patio and seating areas, including a raised Jacuzzi terrace beneath a timber pergola, a greenhouse and a sunken patio that provides the perfect space for outdoor dining and barbecues.

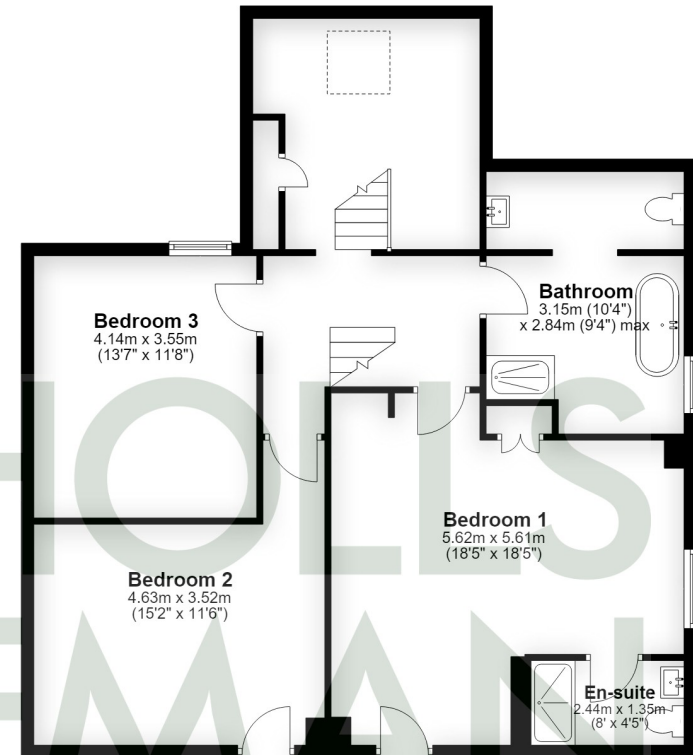
The property enjoys magnificent panoramic views in every direction across the surrounding countryside, set within an Area of Outstanding Natural Beauty. Occupying a stunning rural position, Beaver End is located close to the picturesque Fewston and Swinsty Reservoirs, with an abundance of scenic walks and outdoor pursuits right on the doorstep.



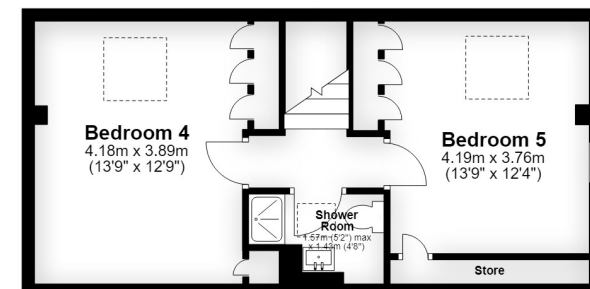
Ground Floor



First Floor



Second Floor







9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076 Lettings: 01423 530744

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These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.