



Holly Court, Bewerley, Harrogate, HG3 5HY

- Georgian stable conversion in Bewerley
- High ceilings throughout
- Three well-proportioned bedrooms & two modern bathrooms
- Private enclosed garden with countryside views
- Short walk to Pateley Bridge High Street & local amenities
- Beautiful character features
- Spacious kitchen diner with original stable features
- Light-filled reception room with feature log burner
- Double garage with power and lighting plus parking for two cars
- Council Tax Band C

Guide Price £500,000



Holly Court, Bewerley, Harrogate, HG3 5HY

DESCRIPTION

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 a wealth of charm and character, featuring high ceilings throughout, vaulted spaces, exposed beams, and original stable features, all beautifully blended with modern finishes.

Set within the attractive Holly Court development, the property offers three well-proportioned bedrooms and two beautifully appointed bathrooms, making it ideal for individuals, couples, or small families seeking a stylish countryside home.

At the heart of the property is a generous kitchen diner, perfect for modern living and entertaining. This sociable space combines sleek fittings with original features and benefits from excellent ceiling height and natural light.

The spacious reception room is equally inviting, with a log burner and a warm, character-filled atmosphere. Upstairs, you'll find two double bedrooms and a modern fitted bathroom, all tastefully presented and full of light.

The home also enjoys a private, enclosed garden with uninterrupted countryside views — a peaceful and scenic outdoor space ideal for relaxing or entertaining. Externally, there is parking for two vehicles and a double garage with electricity and lighting, offering excellent storage, secure parking, or potential workshop use.

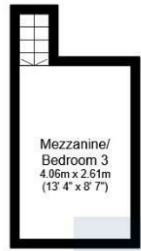
Located in the picturesque village of Bewerley, just a short walk from Pateley Bridge High Street, the property offers both charm and convenience. It provides easy access for commuting to Harrogate or Ripon, and excellent links to the A1, making it an ideal base for those needing strong transport connections.

In summary, this beautifully finished and characterful home is ideal for those looking to downsize, embrace country living, or invest in a holiday let. With its unique charm, modern comfort, and superb location, it offers a rare opportunity in one of Nidderdale's most desirable settings.

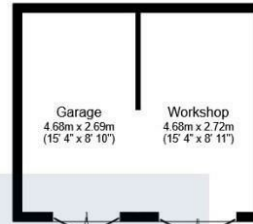




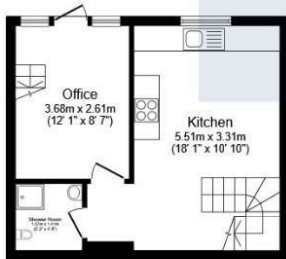
3 Holly Court, Bewerley, Harrogate, HG3 5HY



Mezzanine
Floor area 11.4 sq.m. (123 sq.ft.)



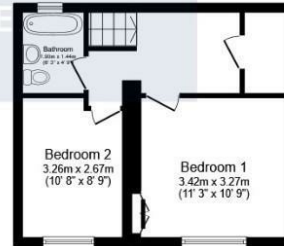
Garage
Floor area 25.7 sq.m. (277 sq.ft.)



Basement
Floor area 32.6 sq.m. (351 sq.ft.)



Ground Floor
Floor area 32.6 sq.m. (351 sq.ft.)



First Floor
Floor area 31.2 sq.m. (335 sq.ft.)

Total floor area: 133.5 sq.m. (1,437 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Viewings

Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
Tel: 01423 536222 Email: harrogate@hunters.com <https://www.hunters.com>

