NEWHOME FARM COTTAGES, COPGROVE



BEADNALL
Copley

A charming 3-bedroom semi-detached cottage in a peaceful rural setting. This property boasts a lovely garden and ample parking space to the front of the property. Perfect for those seeking a tranquil retreat while still being conveniently located to the amenities in the surrounding area.

Offers Over: £485,000

PARTICULARS

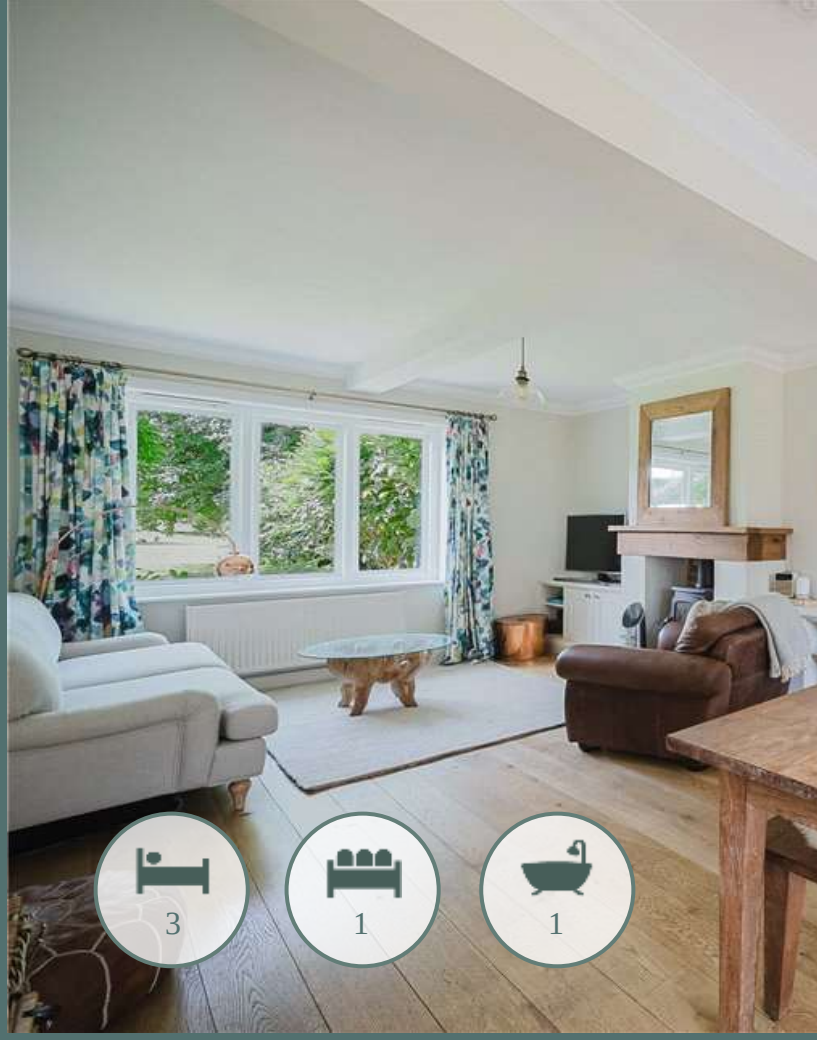
Harrogate, HG3 3SZ

Tucked away in the peaceful and picturesque village of Copgrove, this beautifully presented three-bedroom semi-detached stone cottage combines timeless character with thoughtful modern updates. Overlooking the pretty village green, the property enjoys a wonderful sense of community, surrounded by friendly, long-standing neighbours in a location free from through traffic.

Inside, the ground floor has been cleverly reconfigured by the current owners to maximise space and flow.

On the first floor, there are three bedrooms, each with fitted wardrobes and a four piece bathroom which was installed shortly after the owners moved into the property.

Outside is a south-facing front garden which is private, sunny from dawn to dusk, and has new fencing and gates to make it secure for both children and pets.









SITUATION

Charming village ambiance

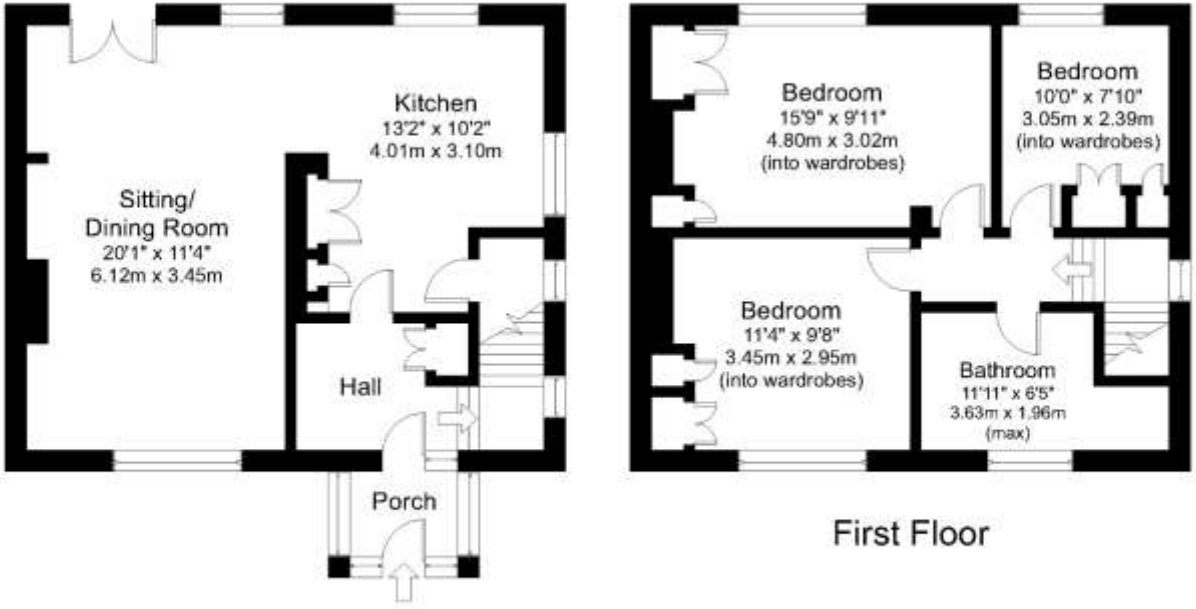
Blending rural tranquillity with superb connections: just minutes from Burton Leonard and Staveley schooling, and well placed for Harrogate, Ripon, and Boroughbridge. It is possible to drive to York station in 35 minutes, making commuting and leisure travel straightforward. For those who love the outdoors, the surrounding countryside offers excellent walking routes, including the Mountgarret Estate.

- Rail Links *(4 miles)*
- Schools *(1 mile)*
- Road Links *(A1)*
- Eateries *(4 miles)*
- Shops *(4 miles)*

For further information visit:
www.beadnallcopley.co.uk







Gross internal floor area (approx.): 91.5 sq m (985 sq ft)
Not to Scale. Copyright © Apex Plans. For illustrative purposes only.

To book a viewing call us on:
01423 503 500 or email us:
harrogate@beadnallcopley.co.uk

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Tenure
Freehold

Services
All mains services

Energy Rating
A full copy of the Energy Performance Certificate is available upon request.

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