



## The Well Cottage

1 Beech Terrace, , Spofforth HG3 1AW

Offers In The Region Of £310,000 | Freehold

maxwell hodgson

estate agents



Situated within a quiet backwater of the sought after village of Spofforth, convenient for access to both Harrogate and Wetherby. this former railway workers cottage dates back to the turn of the century and has views over the old Castle. Recently fully renovated and refitted to a high spec to include Yorkshire stone floors with zoned underfloor heating, inset ceiling spotlights and PVCu double glazing. The accommodation offers a spacious open plan dining kitchen, sitting room garden room, luxury basement conversion master bedroom and dressing room with bespoke joinery and a feature well. detached stone garage, Sunny west facing courtyard gardens Early viewing essential  
EPC Band C - New Instruction

**Kitchen**

PVCu entrance door to front. Recently fitted kitted with an excellent range of base and wall units work surfaces with inset oversized ceramic sink and drainer and tiled splash backs. Integrated appliances include Bosch electric oven, induction hob and extractor hood above. integrated tall fridge freezer, microwave oven dishwasher, washing machine and tumble dryer. Stairs leading off to first floor,Obscure glazed PVCu window to side. Yorkshire stone floor with underfloor heating open to

**Sitting Room**

Seating area with log burner brick surround and stone lintel. In turn open through to

**Garden Room**

Dining area with oak beams and double French doors opening to courtyard garden perfect for alfresco dining.

**Basement Master Bedroom/  
Dressing Room**

A door leads from the dining kitchen to a stone staircase to a fully tanked vaulted cellar. This impressive space predates the main cottage and has been fully tanked and fitted out with bespoke joinery to create a master bedroom with an adjoining dressing room. The Yorkshire stone floor has underfloor heating and there is a feature well with safety glass. Built in double ottoman bed, built in bedroom furniture to the dressing room.

**First Floor Landing**

Radiator, Deep cill PVCu window with views to the Castle, loft access. Airing cupboard housing Worcester Bosch gas central heating boiler.

**Bedroom Two**

Radiator, PVCu double glazed window with deep cill and views to the castle. Open arch to

**Bedroom Three/ Study/ Nursery**

Radiator. PVCu double glazed window to front.

**Bathroom**

Refitted to a high spec to include panelled bath with rainhead shower, hidden cistern WC , wash hand basin with storage beneath. Fully tiled walls, quality laminate flooring. Ladder style heated towel rail.

**Detached Stone Garage**

Electric up and over door, remote control up and over door, power and light.

**Courtyard Garden**

West facing sunny garden stone walled





boundaries, close to the castle gardens for further space if required. There is an additional shared garden , log store and garden shed.

### Council Tax

We understand that the property is in council tax band C

### Services

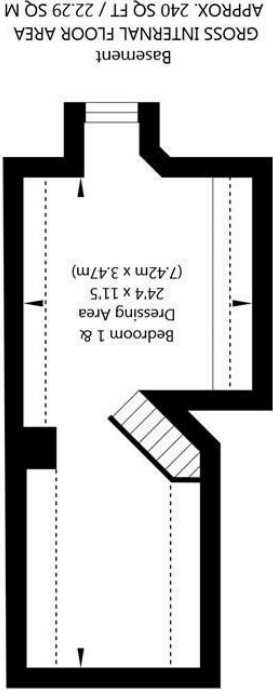
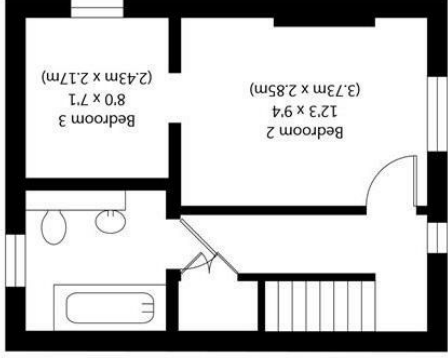
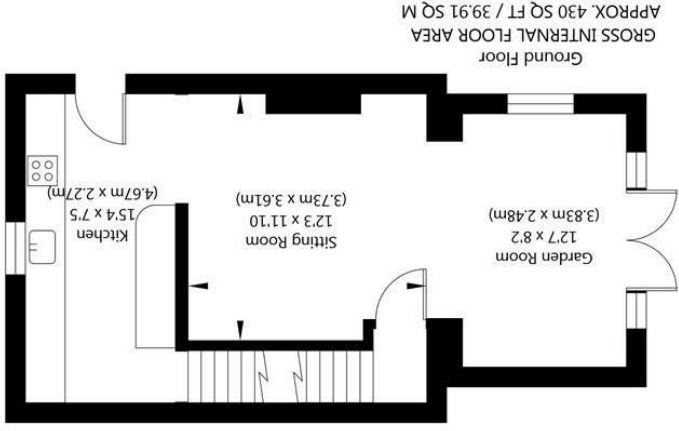
We understand that all mains services are connected





## Directions

From Wetherby follow the A661 towards Harrogate and in the centre of Spofforth continue over the roundabout into Castle Street then turn right into Beech Lane whereupon the property can be found on the left hand side and can be recognised by the agents for sale board.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 980 SQ FT / 91.04 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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