



Running Beck, Weeton, near Harrogate





An impressive four bedroom period detached property set in large gardens, with an adjoining paddock and enjoying **far-reaching views.**

Summary of accommodation

Ground Floor: Reception hall | Drawing room | Dining room | Sitting room | Snug | Kitchen/breakfast room | Utility room | WC

First Floor: Principal bedroom with en suite shower room | Three further bedrooms | Two bathrooms

Outside: Single garage | Large gardens | Paddock/garden area | Off-road parking for several vehicles

Distances

Harrogate 6 miles, Wetherby 10 miles, Ilkley 12 miles, Leeds 14 miles

(All distances and times are approximate)



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Situation

Running Beck occupies an enviable position in the small village of Weeton with magnificent views across open countryside. For the commuter, Weeton station is within easy reach and has access to the Leeds-York line and connections to the East Coast mainline. The A1(M), M1 and M62 offer further transport communications throughout the region and the rest of the country. Leeds/Bradford International Airport is approximately 7 miles away, and there is a bus service from the centre of Pool that goes directly to the airport. Manchester International Airport is approximately 66 miles away, accessed via the M62.

Running Beck

The feeling of space is evident throughout the property, and its location off a quiet road with few neighbours offers privacy and tranquillity but with the benefit of easy access to schooling, shopping, and recreational facilities. Of particular interest are the large reception rooms and an impressive entrance hallway with travertine floor, which opens into the large formal dining ideal for entertaining and enjoying views and access into the gardens; there are three further well-appointed reception rooms.





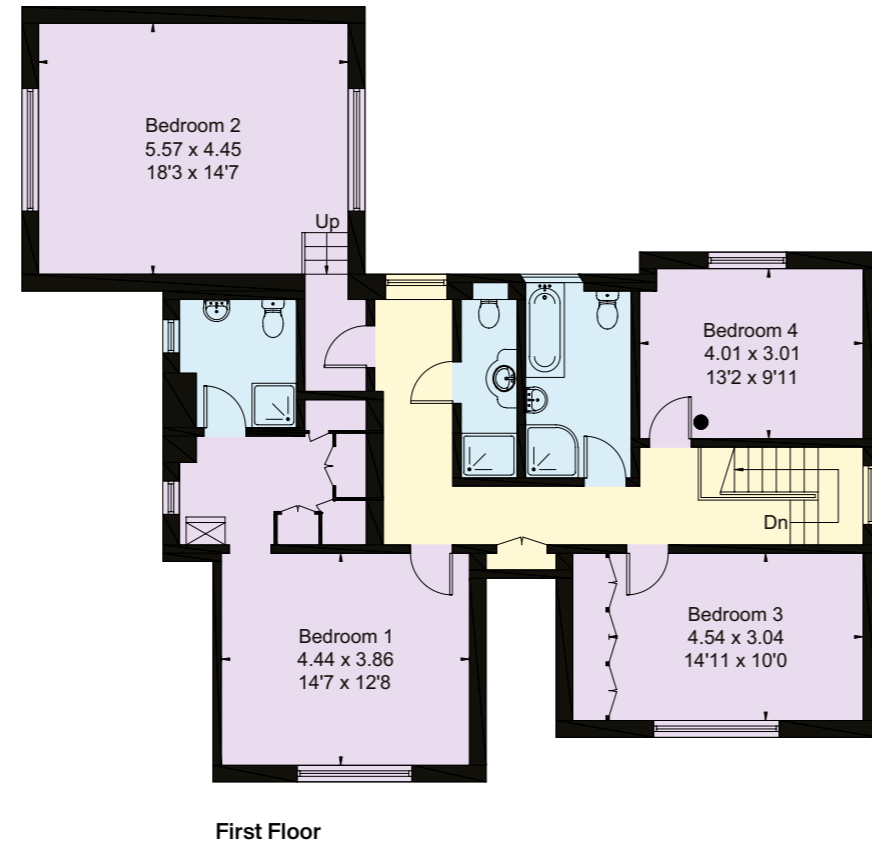
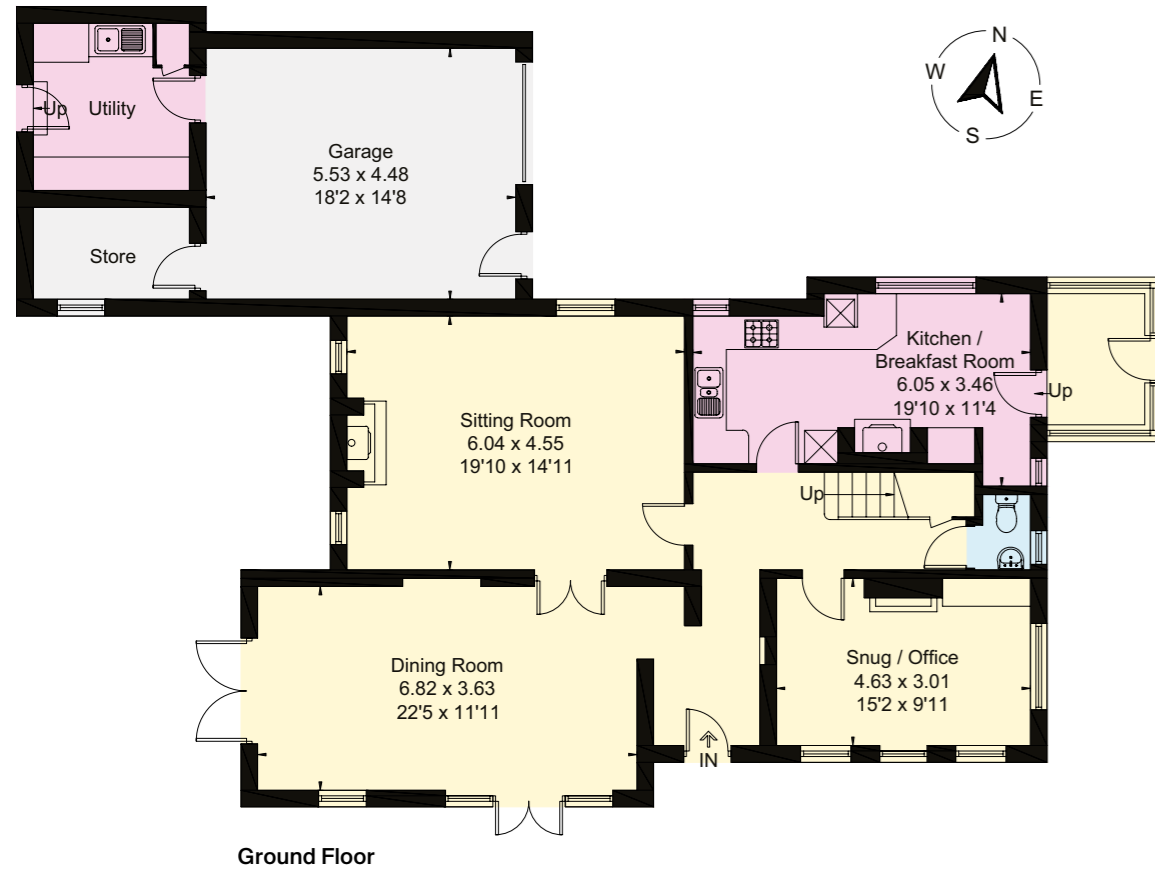
A light and airy kitchen/breakfast room enjoys views across to the paddock, at the rear of the garage is the utility room. The first floor is just as impressive and features a principal bedroom suite with a walk-in dressing room and en suite shower room. The large landing leads to the three remaining bedrooms and two bathrooms.



Approximate Gross Internal Floor Area
 229.5 sq m / 2470 sq ft
 Outbuilding = 40.3 sq m / 434 sq ft
 Total = 269.8 sq m / 2904 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Gardens and grounds

The property is accessed via a secure gated entrance. The formal gardens have been planted and landscaped with numerous specimen trees and mature plants. There is a small beck running through the edge of the garden. There is a large, paddock bordered by mature hedging and enjoying open views.



Services

Mains water and electricity, oil fired central heating and drainage.

Property information

Tenure: Freehold

Local Authority: North Yorkshire Council

Council Tax: Band G

EPC Rating: E



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Particulars dated October 2024. Photographs and videos dated September 2024.

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