

The Bothy Coneythorpe



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An impressive four-bedroom barn conversion blending charming rustic character with stylish contemporary interiors, with private landscaped gardens, a garage and wonderful open countryside views in a sought-after village setting.

The Bothy is an attractive period barn conversion, combining traditional character with stylish contemporary living. Set in the picturesque village of Coneythorpe, the property features rustic brick and cobblestone work, exposed timber beams and contemporary fittings throughout, creating an inviting and versatile home.

The ground floor accommodation centres around an impressive breakfast kitchen, featuring exposed ceiling beams, sleek cabinetry, quality integrated appliances and a central island with breakfast bar seating. The kitchen opens into a light-filled dining room, providing a well-proportioned space for entertaining, complemented by a dedicated home study and adjoining utility room. Across the hall, a generous dual-aspect sitting room centres on a contemporary freestanding wood-burning stove, creating a warm and welcoming reception space.

On the first floor, the bedrooms are arranged around a bright landing. The principal bedroom suite features a vaulted ceiling with roof lights, built-in eaves storage and a stylish en suite shower room. A generous second double bedroom has striking exposed timber roof trusses, while two further well-proportioned bedrooms, each with a part-vaulted ceiling and mezzanine storage area, and a modern family bathroom complete the accommodation.



Outside, the property is approached via a gravel driveway providing off-road parking and leading to a detached brick-built garage. The front garden is laid to lawn and bordered by established hedging, with attractive views across the adjoining open countryside. To the rear, a sheltered, fully enclosed courtyard garden with timber decking, raised planting beds and terrace seating provides a private outdoor space for dining and entertaining.

Location

The Bothy is peacefully set within the rural village of Coneythorpe, yet remains well placed for the amenities of nearby Knaresborough and Boroughbridge, both offering a range of shops, cafés, restaurants and everyday facilities. The historic market town of Knaresborough is particularly appealing for its castle, riverside walks and independent shops, while the spa town of Harrogate provides an extensive choice of shopping, dining and leisure opportunities. The area is well served by respected schools, including Queen Ethelburga's Collegiate, Ashville College and Harrogate Grammar School, together with Ripon Grammar School, one of the country's leading state grammar schools. Excellent transport links include regular rail services from Knaresborough towards York and Leeds, the A59 for convenient road connections to Harrogate and York, and the A1(M) accessible via Junction 47.

Postcode region: HG5

General

Local Authority: North Yorkshire Council
Services: Mains electricity and water. Central heating by oil fired boiler. Drainage via septic tank which we believe to be compliant.
Council Tax: Band G
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Total internal area 1,883 sq. ft
2 reception rooms
4 double bedrooms| 2 bathrooms
Garage | garden
Freehold | village

Offers over £700,000



The Bothy Coneythorpe, Knaresborough
 Main House internal area 1,739 sq ft (162 sq m)
 Garage internal area 144 sq ft (13 sq m)
 Total internal area 1,883 sq ft (175 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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