

13 & 15 Street Lane  
Bewerley



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& Parker

Land and property. Since 1885.

A pair of characterful attached stone-built cottages offering significant potential for modernisation or conversion into a substantial family home, set within a picturesque North Yorkshire village close to Pateley Bridge.

Situated in the sought-after village of Bewerley, 13 and 15 Street Lane present a rare opportunity to acquire two charming stone-built cottages with exceptional potential. Retaining many period features, including handsome fireplaces, traditional sash-style windows and exposed timber details, the properties offer a combined internal area of more than 2,300 sq ft, providing a versatile canvas for refurbishment, reconfiguration or conversion into one substantial residence.

No. 13 offers a welcoming entrance leading to a well-proportioned dining room and a sitting room with a characterful fireplace. The ground floor also includes an updated kitchen and a bathroom, while the first floor comprises a generous double bedroom with an adjoining dressing area, together with a further versatile room that could serve as a second bedroom, study or hobby room.

No. 15 features a spacious ground-floor layout, including a drawing room and a sitting room, both with feature fireplaces, alongside a kitchen, cloakroom and rear porch. Upstairs, three well-proportioned bedrooms are served by a family bathroom. The principal bedroom benefits from built in storage space and a hand wash basin.

The cottages are set back behind a traditional dry-stone wall and mature hedging, creating an attractive sense of privacy from the lane. The gardens wrap around the properties, featuring areas of lawn, perennial borders and wildflower planting, with ample space for gardening, recreation or outdoor entertaining.

**Total internal area 2,370 sq. ft**  
**4 reception rooms**  
**4 bedrooms | 2 bathrooms**  
**Outbuilding**  
**Generous garden**  
**Freehold**  
**Village**

**Guide price £500,000**



A raised decked terrace provides an ideal setting for outdoor seating and al fresco dining. The grounds also include a substantial stone outbuilding extending to approximately 246 sq ft, as well as additional timber sheds providing useful storage and ancillary space.

**Location**

Situated in the picturesque village of Bewerley, on the edge of the Nidderdale National Landscape, 13 and 15 Street Lane enjoy a peaceful rural setting while remaining within easy reach of everyday amenities. The neighbouring market town of Pateley Bridge provides a good selection of independent shops, cafés, pubs, a supermarket, medical facilities and primary schooling. The area is renowned for its outstanding natural beauty, with excellent opportunities for walking, cycling and outdoor pursuits throughout Nidderdale and the Yorkshire Dales. Further amenities can be found in Harrogate, approximately 12 miles away, which offers a comprehensive range of shopping, leisure and cultural facilities, together with well regarded state and independent schools such as Harrogate Grammar School, Ashville College and Harrogate Ladies' College.

Road links via the A59 provide convenient access to Harrogate, Skipton and York, while rail services from Harrogate connect to Leeds and London King's Cross via York. Leeds Bradford Airport is also within easy reach, making the location ideal for both family living and commuting.

Postcode region: HG3

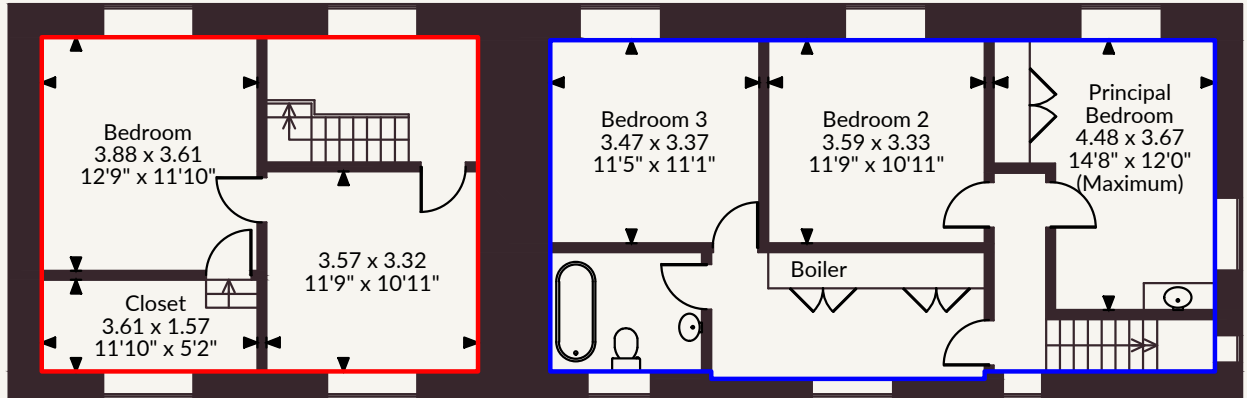
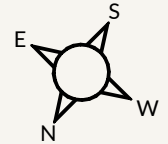
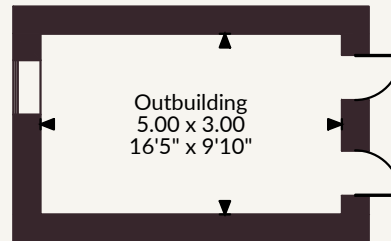
**General**

Local Authority: North Yorkshire County Council  
Services: Mains gas, electric, water and drainage  
Council Tax: Band D  
EPC Rating: No. 13 - E | 15 - F  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Covenants and/or restrictions: There are restrictions / covenants listed on the Land Registry Title deed, details of which will be made available by the vendors solicitors on request.

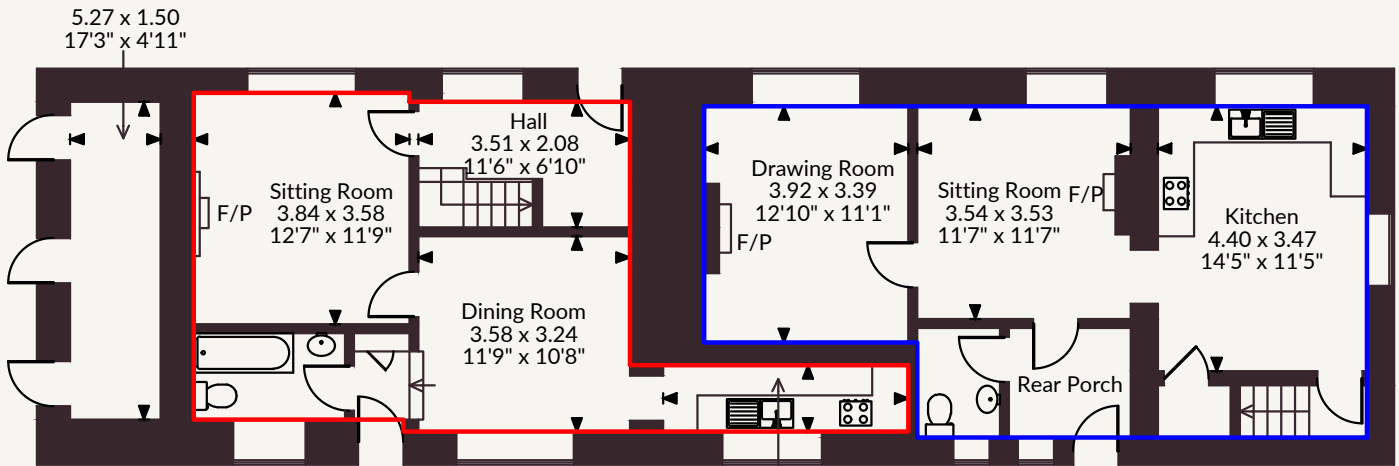


Street Lane, Beverley  
 Main House internal area 2,124 sq ft (197 sq m)  
 Outbuildings internal area 246 sq ft (23 sq m)  
 Total internal area 2,370 sq ft (220 sq m)



First Floor (13)

First Floor (15)



Ground Floor (13)

Kitchen  
4.07 x 1.10  
13'4" x 3'7"

Ground Floor (15)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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