

★★★ Braham



KEY FEATURES

- ✓ 3 Bedrooms
- ✓ Sleeps 7 + 1
- ✓ Rural Location
- ✓ Pets Welcome
- ✓ Log Burner
- ✓ Free WiFi
- ✓ 2 Bathrooms
- ✓ Oil Central Heating
- ✓ Parking for 3 cars
- ✓ TV, DVD & Playstation



Summary

This superb recently refurbished 3 bedroomed rural cottage has easy access for Harrogate, York, Wetherby, Knaresborough, the A1 and the Yorkshire Showground, as well as an easy drive from the International Conference Centre in Harrogate.

Accommodation

Dating back to 1760's this charming rural property attached to the owners house is close to Braham Woods - perfect for a stroll (please keep to marked footpaths). Pheasants, partridges, deer and red kites are just a selection of the wildlife to be seen around the property. This is an ideal base for walkers or anyone who admires the beautiful Yorkshire countryside although equally suited to a business trip with WiFi and superb access for many local attractions.

Drive past the entrance to Plumpton Rocks through gorgeous countryside (roads uneven) to this picturesque location. From the patio garden and car parking area there is one step up to the front door. The lounge has far-reaching countryside views from every window, a natural wood floor and a log burner for cosy nights in. The spacious kitchen has all new appliances, superb views of nearby fields and a dining table to seat 7 guests. Study area/quiet room with books and board games for guest's use.

Upstairs to Bedroom 1 - the Master bedroom with king sized wooden 5ft bed and en suite shower room. Bedroom 2 contains a 4ft 6in double bed and Bedroom 3 is a triple room with 3 single beds. Sofa bed (2ft 6" futon) for 8th guest in a separate area with staircase access (£25 charge). House bathroom with freestanding bath & hand held shower, further separate walk in shower (small step), toilet, basin, heated towel rail & shaver point. Welcome pack of beverages and toiletries on arrival.

Services

Oil central heating. Microwave, fridge/freezer, electric hob with electric oven & dishwasher. TV, DVD & Ipad dock. Washing machine & tumble dryer. Free WiFi. Games Console. All fuel (including logs for the woodburner), linen and towels included in the rent. £25 charge for 8th guest. Parking to front for at least 3 cars. Babies and children welcome with cot and 2 highchairs on request. BBQ permitted but please bring own barbeque. Small pets accepted at a charge of £20 per pet (must be kept on a lead due to seasonal managed shoots). Small enclosed garden - although small dogs may get through the bars of the gate.

PRICE BANDS

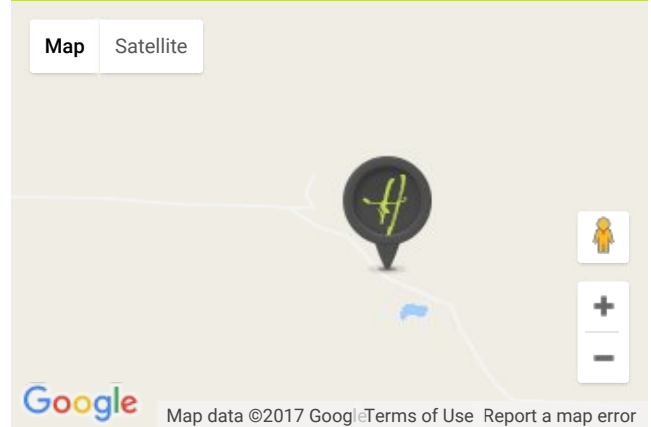
Low: £565.00

Mid: £670.00

High: £780.00

Short breaks are always available, the cost of which are calculated in the following way; 3 nights are available for 70% of the weekly rate, 4 nights are calculated at 80%, 5 nights are 90%. 6 nights are charged at the full weekly rate.

MAP



LOCAL AMENITIES

Local Pubs	Within 1.5 miles
Great Yorkshire Showground	1 mile
Harrogate	3 miles
Countryside walks	From the door