

WEETON BRIDGE HOUSE

WEETON • NEAR HARROGATE • NORTH YORKSHIRE





WEETON BRIDGE HOUSE

MAIN STREET • WEETON • LEEDS • NORTH YORKSHIRE • LS17 0AY

A significant country home in a prime location set in approximately 2.7 acres of private gardens and grounds.

Ground Floor

Reception hall • Cloakroom / WC • Drawing room • Living kitchen • Dining room • Snug • Family Room • 2 further WC's
Bedroom suite with en suite and own entrance • Boot room • Plant room • Utility room • Gym

First Floor

Master bedroom suite with dressing room and en suite • Study / Bedroom 6 • 3 further bedrooms (one en suite) • House bathroom • Play room • Library and galleried landing

Outside

Electric gated entrance with spacious parking/turning areas • Triple garage block • Ornamental pond and meandering beck • Lawned gardens • Informal paddock • Flagged terracing

Approximately 2.7 acres

Harrogate 7 miles • Leeds 11 miles • Leeds Bradford Airport 7 miles
(All distances are approximate)



Introduction

Weeton Bridge House is an exceptional family home in close proximity to Harrogate, Leeds and Leeds & Bradford airport. The property borders open fields on the eastern side and enjoys extensive views over the surrounding countryside including views towards the Harewood Estate to the south-east. The property has been the subject of significant modernisation by the present owners' allowing the property to realise its full potential. The house offers over 6,000 sq ft of quality accommodation with a stunning open plan living kitchen and dining area with 6m sliding doors looking directly onto the beautiful private garden and open countryside beyond. The formal south end of the house incorporates an impressive reception hall, cloakroom with separate WC and an elegant and spacious drawing room with far reaching views. The fully bespoke split level living kitchen and dining area forms the centre piece of the house leading to a lovely beamed snug with log burner and adjoining double height ceilinged family room created from the traditional barn that was attached to the original farmhouse. This element of the property also includes a separate bedroom suite with large feature windows, en suite and its own entrance making it completely self-contained. There is also a spacious boot room with fitted storage, utility room, further WC, plant room and a home gym with sliding doors giving direct access to the gardens. On the lower ground floor is a cinema room accessed via the main reception hall.

The first floor can be accessed from the front reception hall or the rear staircase that has a beautiful feature window. There is an extensive master bedroom suite with stunning distant views, fully fitted dressing room and modern en suite with his and her sinks. Adjacent to the master bedroom is a room currently used as a study however this could also easily act as a nursery or 6th bedroom. Two further bedrooms are on offer in addition to a house bathroom which has been designed for children with separate lower sinks, a shower and bath. A large children's playroom with feature bay window and glass flooring looking into the dining room below is located in the centre of the upper floor with the landing continuing to a galleried landing overlooking the family room with desk area and a tall library/fitted book shelving with built in ladder for access. Behind this area the current owners have cleverly extended into the eaves to create a further bedroom with its own en suite and a fantastic large feature window framing picturesque views.







Outside

The property sits in approximately 2.7 acres of landscaped gardens and grounds and is approached through an electric gated entrance with a flagged and circular driveway approach. The property benefits from a large detached triple garage block with electric doors which houses a state of the art Biomass boiler. The gardens are predominantly laid to lawn interspersed with shaped herbaceous borders, an ornamental pond and meandering beck. The gardens extend to the east and lead into an informal paddock area that in turn adjoins open countryside. There is

extensive flagged terracing and walkways, all of which are ideal for entertaining. On the western side there is further garden area adjoining a beck with a lawned orchard area to the north.

Location

The property is situated in close proximity to the beautiful spa town of Harrogate and the city centre of Leeds. It is a short drive to Leeds Bradford airport. Weeton also benefits from its own train station which is within walking distance of Weeton Bridge House.

Services

Mains waters electricity and drainage are installed. Biomass central heating system.

Tenure

Freehold with vacant possession.

Directions

Proceeding from the A61 Leeds Harrogate Road at Dunkswick, follow the road signposted to Weeton. The property is the first house on the right hand as you enter the village.

Viewing Arrangements

Knight Frank LLP, 24 Albert Street, Harrogate, HG1 1JT

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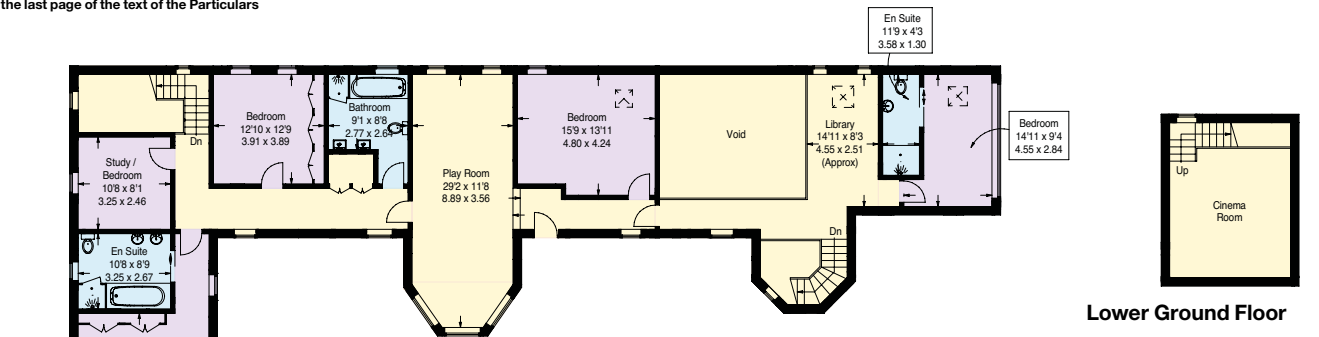
Approximate Gross Internal Floor Area

588.6 sq m / 6336 sq ft

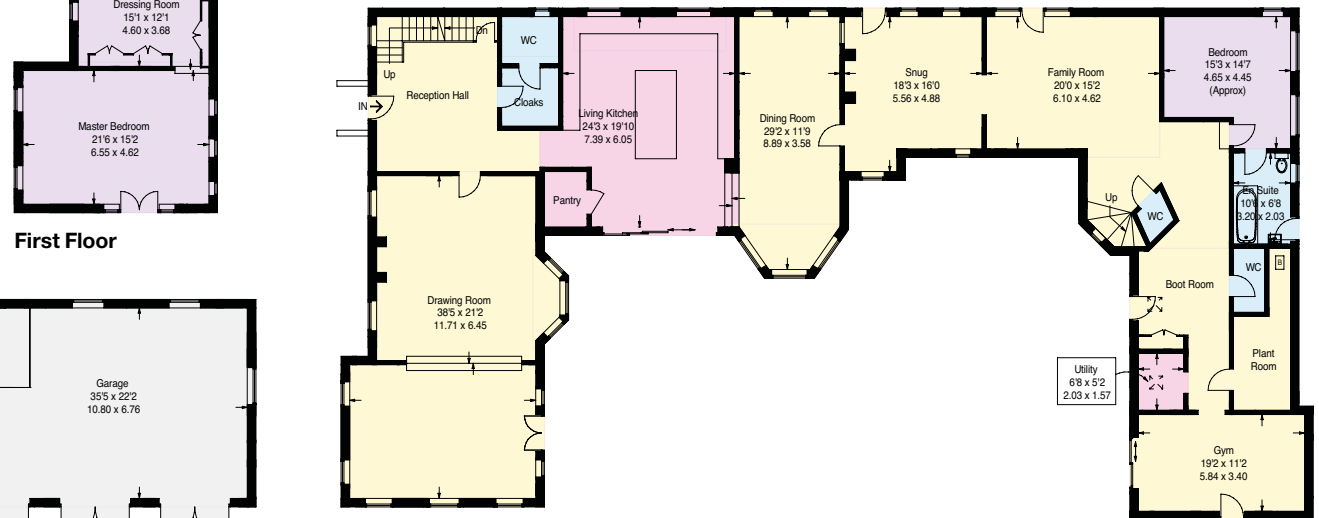
Garage = 73.2 sq m / 788 sq ft

Total = 661.8 sq m / 7124 sq ft

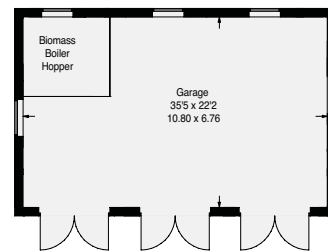
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Lower Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Ground Floor



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	44	65

