



**ROUGEMONT GRANGE**  
Weeton, Near Harrogate

**Carter Jonas**

## **ROUGEMONT GRANGE, GREEN LANE, WEETON, LS17 0BQ**

Harrogate – 7 miles  
Leeds – 12 miles  
York – 25 miles

Reception hall · Sitting room · Dining room · Breakfast kitchen · Snug/family room · Pantry · Utility room  
Cloakroom · Home office/bedroom 4 · Principal bedroom with a dressing room and an en suite bathroom · Guest bedroom with an en suite bathroom  
Third bedroom with an en suite shower room  
Tarmacadam drive approach · Enclosed courtyard  
Range of outbuildings with potential · Lawned garden  
Flagged courtyard to the side · Lovely views over Lower Wharfedale · Delightful country setting

Rougemont Grange occupies an appealing position on the periphery of the popular village of Weeton, which enjoys a quiet yet accessible position between Harrogate and Leeds. The property is well placed for easy access onto the A61 which in turn leads to the spa town of Harrogate, well known for its wide and varied range of amenities including excellent shops and restaurants. The commercial centres of Leeds, Bradford and York are within daily travelling distance and there are local rail stations in Weeton and Pannal which provide regular services to mainline stations in Leeds and York. Leeds/Bradford airport is within 7 miles.

Rougemont Grange is an individually designed barn conversion providing excellent accommodation with versatility and flexibility as to its use. Arranged predominantly over one floor, the accommodation includes a spacious reception hall, sitting room, breakfast kitchen with electric Aga, snug/family room, walk in pantry, dining room, utility room, cloakroom and a useful home office or fourth bedroom. There is a principal bedroom which has a dressing room and an en suite bathroom together with two additional double bedrooms, one has an en suite bathroom and the other an en suite shower room.

**A SUPERB DETACHED BARN CONVERSION PROVIDING INDIVIDUALLY PLANNED AND SPACIOUS ACCOMMODATION OF QUALITY AND CHARACTER, OCCUPYING A LOVELY COUNTRY SETTING IN A QUIET AND ACCESSIBLE POSITION BETWEEN WEETON AND DUNKESWICK, TO THE SOUTH OF HARROGATE AND WITHIN EASY DAILY COMMUTING DISTANCE OF CENTRAL LEEDS.**



Outside, the property is approached via a tarmacadam drive, providing ample parking. Double gates provide access into an enclosed courtyard. Within the courtyard are a useful range of outbuildings, which may have conversion/development possibilities, subject to obtaining planning permission. To the front, bordering the drive, is a lawned garden enclosed by dry stone walling, with a sizeable flagged courtyard lying to the side.

## ADDITIONAL INFORMATION

**Tenure:** We are advised that the property is freehold and vacant possession will be given on legal completion.

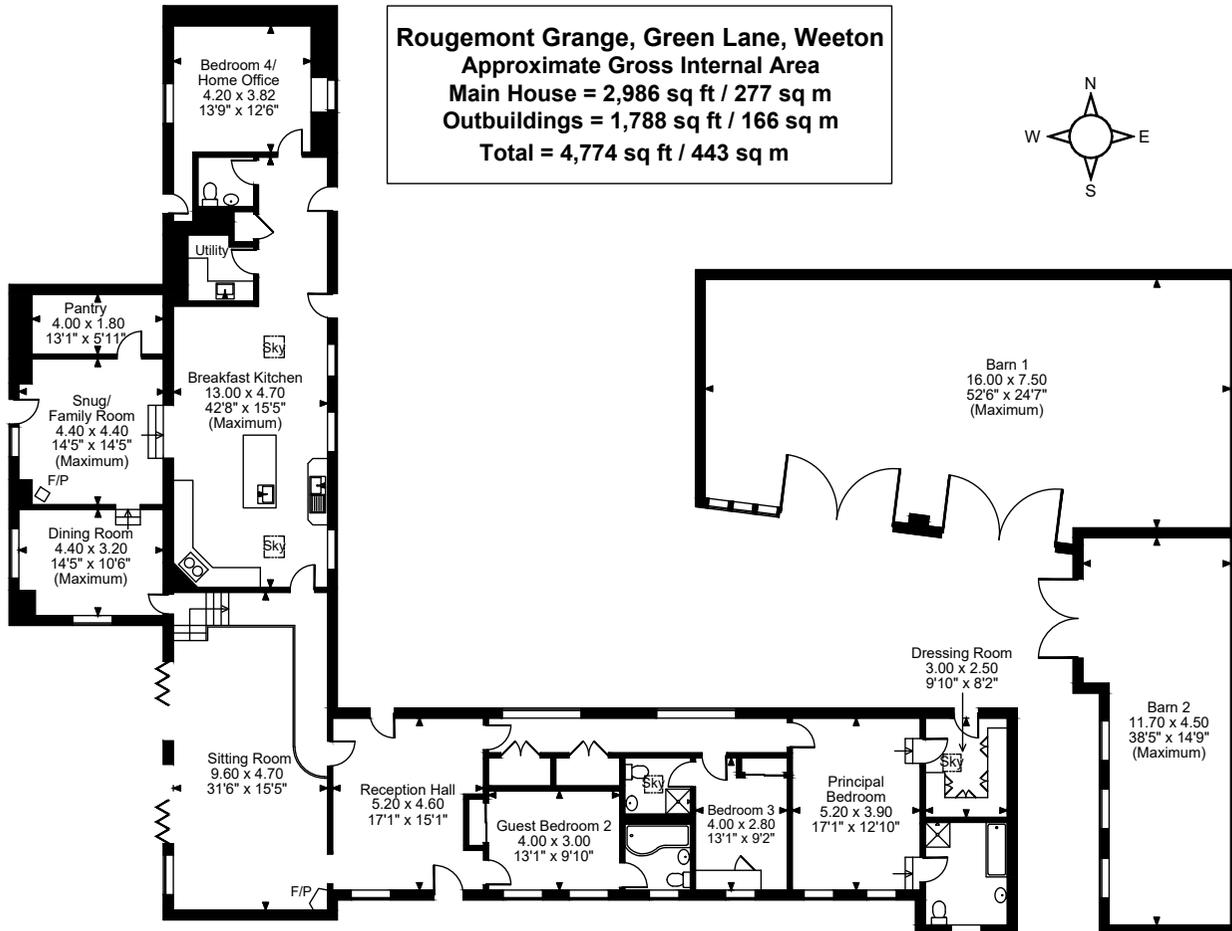
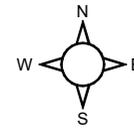
**Services:** We are advised that mains electricity and water are installed. Central heating is provided by means of an oil fired boiler with underfloor heating throughout. Drainage is to a sewage treatment plant.

**Viewings:** Strictly by appointment through the selling agents - Carter Jonas 01423 523423.

**Directions - LS17 0BQ:** Proceed out of Harrogate on the A61 Leeds Road. Shortly after the turning on the left to Kirkby Overblow/Sicklinghall, turn right signposted to Dunkeswick. Continue through Dunkeswick towards Weeton for about  $\frac{3}{4}$  of a mile. Take a right turn into Green Lane and the drive leading to Rougemont Grange is the second on the left. Alternatively, from the centre of Weeton, leave the village heading east towards Dunkeswick. Continue for about  $\frac{1}{2}$  a mile and turn left into Green Lane.



**Rougemont Grange, Green Lane, Weeton**  
**Approximate Gross Internal Area**  
**Main House = 2,986 sq ft / 277 sq m**  
**Outbuildings = 1,788 sq ft / 166 sq m**  
**Total = 4,774 sq ft / 443 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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