

# HEALTHWAITE HALL

Weeton, Near Harrogate



Carter  
Jonas



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# HEALTHWAITE HALL

GREEN LANE, WEETON, LEEDS LS17 0BQ

AN IMPRESSIVE 6 BEDROOM COUNTRY HOUSE STANDING IN ALMOST 10 ACRES AND ENJOYING AN ENVIABLE SOUTH FACING POSITION WITH EXTENSIVE VIEWS TOWARDS THE HAREWOOD ESTATE BETWEEN HARROGATE AND LEEDS

## Accommodation

Galleried reception hall • Cloakroom/WC • Sitting room • Family/dining room  
Cinema room • Living kitchen • Utility/boot room

Landing with seating area • Study • Master bedroom with ensuite • Two guest bedrooms with ensuites • Three further double bedrooms • House bathroom.

## Externally

Sweeping driveway • Courtyard • Double garage with space above  
Extensive terracing • Formal gardens • Orchard • Tennis court  
Paddocks and woodland

IN ALL AROUND 9.5 ACRES



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### Situation

Healthwaite Hall takes full advantage of its gently sloping and elevated position in picturesque Lower Wharfedale, being a prime location between the elegant spa town of Harrogate and cosmopolitan city of Leeds. As such, extensive facilities are readily available in both locations including state and private schooling alternatives, a wide array of shopping and cultural options, together with road, rail and air connections for those wishing to travel further afield. The views, particularly to the south and west towards the Harewood Estate and Ilkley Moor respectively, are outstanding.

### Description

The property is believed to date from the early 1800s and was significantly extended by the present owners some 12 years ago, creating a 6 bedroom country house extending to over 5000 sq ft that stands in around 9.5 acres of gardens, paddock and woodland. With a sweeping driveway approach,

this exceptional country house cannot fail to impress. The formal gardens are enchanting, with extensive strategically positioned terracing affording panoramic views. There is also an all-weather tennis court discreetly positioned to the west of the main house.

### Accommodation

There is a generous feeling of space throughout, and this is immediately apparent with a full height galleried reception hall. Double doors then lead to a formal sitting room having a double aspect and feature fireplace. The flexibility of Healthwaite Hall is such that a family room off the inner hallway could also be used as a formal dining room and the high level cellar of the original house is now a unique home cinema. The large living kitchen offers ample opportunity for everyday dining and relaxation with a generous kitchen area plus an adjoining utility/boot room with external access.

The first floor accommodation is no less impressive with a master bedroom having an excellent range of wardrobes plus a large ensuite, two guest bedrooms each with their own ensuite facilities as well as three further bedrooms plus a luxury house bathroom that includes a steam room. There is also a separate study and hidden staircase access to a good-sized loft area.

There is also a substantial double garage with attic space having external access. The established gardens are a lovely feature, being predominantly on the southern side of the hall, and overlooking the front paddock. With an orchard close to a purpose built all-weather tennis court, the remaining grassland creates a backdrop to the north and is complemented by woodland on the western boundary. As a whole, Healthwaite Hall stands in some 9.5 acres in an excellent location with superb views.





## ADDITIONAL INFORMATION

### Tenure

Freehold with vacant possession on legal completion

### Services

Mains water and electricity. Oil central heating. Private drainage.

### Local Authority

North Yorkshire Council. Council Tax banding H.

### what3words

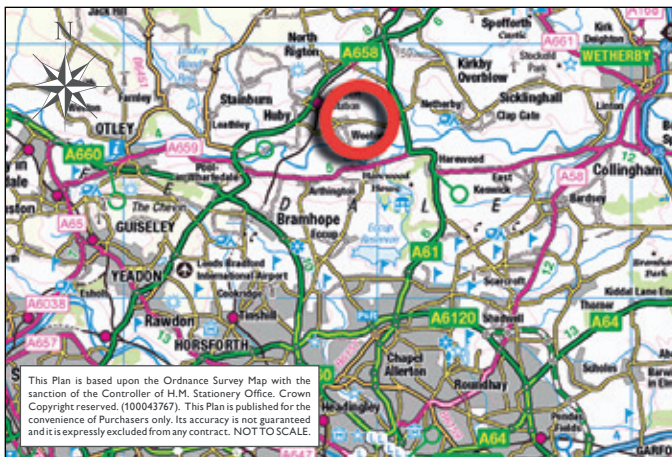
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### Easements & Rights of Way

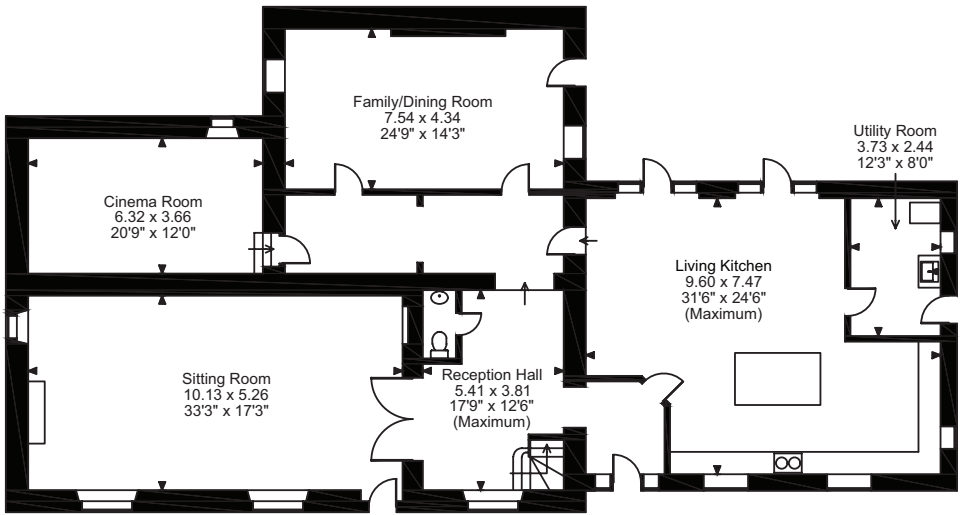
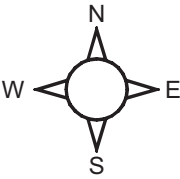
The property is sold subject to and with the benefit of all existing wayleaves, easements, and rights of way, public and private, whether specifically mentioned or not. There is public footpath along the northern edge of the holding but due to the topography it is not visible from the hall.

### Viewing Arrangements

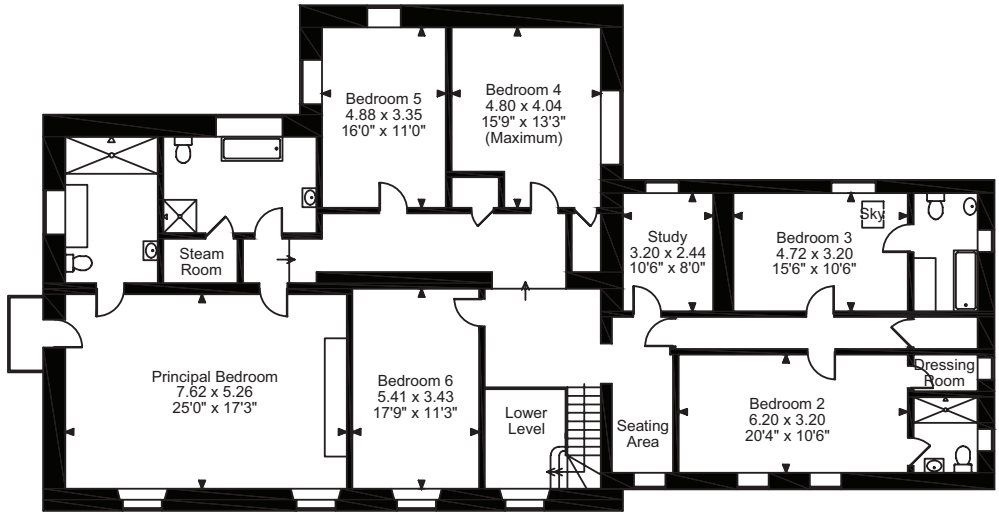
Strictly by appointment through the Joint Agents:  
Carter Jonas 01423 523423 / GSC Grays 01423 590500



**Healthwaite Hall, Weeton**  
**Approximate Gross Internal Area**  
**Main House = 5,031 sq ft / 467 sq m**  
**Double Garage & Store Room = 766 sq ft / 71 sq m**  
**Total = 5,797 sq ft / 539 sq m**



**Ground Floor**

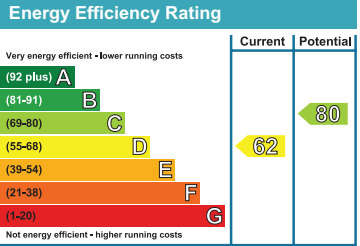


**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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Particulars written: July 2024  
Photographs taken: June 2024

