



**ROSEMEAD HOUSE**  
Moor Monkton

**Carter Jonas**

## **ROSEMEAD HOUSE, MOOR MONKTON, YO26 8JA**

Kirk Hammerton Train Station – 4 Miles  
Poppleton Train Station/Park & Ride – 5 Miles  
York City Centre – 8 Miles  
Harrogate Town Centre – 15 Miles

Moor Monkton is a highly regarded and picturesque hamlet, set amidst open countryside between York and Harrogate. Known for its peaceful atmosphere and strong sense of community, the village offers an appealing rural lifestyle without compromising on convenience. The nearby village of Green Hammerton provides conveniences and also a public house. Nun Monkton has an award winning public house and Upper Poppleton provides a range of local amenities, including shops, schools and rail links to York, Harrogate and Leeds. The historic city of York is within easy reach, offering an extensive selection of retail, dining and cultural attractions together with a good selection of both private and state schools. The surrounding area also provides excellent access to scenic walks, cycling routes and the wider Yorkshire countryside, making it ideal for those seeking a balance of tranquillity and connectivity.

Tucked away within this idyllic and highly sought-after hamlet, Rosemead House is a truly charming Grade II listed Georgian family home, offering an exceptional blend of period elegance and modern comfort.

The property has been beautifully maintained and sympathetically cared for, retaining a wealth of original character throughout. The accommodation is both generous and versatile, extending to five well-proportioned bedrooms, three reception rooms, a lovely breakfast kitchen with feature AGA, a sunny orangery alongside two bathrooms and two additional WCs, perfectly suited to family living or those seeking space to entertain.

**A BEAUTIFULLY PRESENTED AND ATTRACTIVE GRADE II LISTED GEORGIAN HOME WITH 5 DOUBLE BEDROOMS, ENJOYING A WEST FACING ORANGERY AND MATURE GARDENS, SITUATED IN THIS PEACEFUL AND POPULAR HAMLET WHICH IS CONVENIENTLY LOCATED BETWEEN HARROGATE AND YORK.**



Outside, the property is complemented by a range of useful outbuildings, offering excellent potential for a variety of uses, whether as storage, workshops or further development (subject to the necessary permissions). The property enjoys delightful, west facing mature enclosed gardens full of colour that provide a private and peaceful setting, ideal for outdoor dining and relaxation. The property benefits from off-street parking for several vehicles located at the rear of the property and there is a further lawned garden area beyond this.

This is a rare opportunity to acquire a distinguished period home in a peaceful and enviable location.

## ADDITIONAL INFORMATION

**Agents note:** The property has recently had the windows replaced with hard wood double glazed sash windows.

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

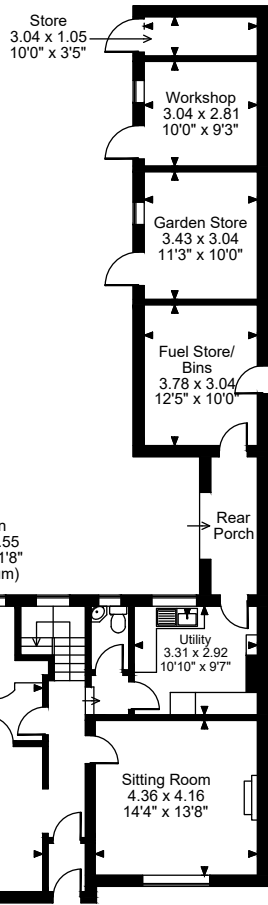
**Services:** The property is connected to mains electricity, water and drainage and the central heating is oil fired.

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

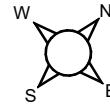
**Directions - YO26 8JA:** From Harrogate, travelling along the A59, after passing through Kirk Hammerton turn left into Church Lane signposted Moor Monkton. The property will be found at the top of Church Lane on the left hand side, before the road turns sharply to the right.







**Rosemead House, Moor Monkton**  
**Approximate Gross Internal Area**  
**Main House = 2,453 sq ft / 228 sq m**  
**Outbuildings = 377 sq ft / 35 sq m**  
**Total = 2,830 sq ft / 263 sq m**



**Ground Floor**

**First Floor**

**Second Floor**

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

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

□ □ □ □ Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	42 E	
21-38	F		
1-20	G		



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**IMPORTANT INFORMATION**

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