



GILL BECK HOUSE SPEAR FIR

BARDSEY, LS17 9EA

£1,600,000
FREEHOLD

Are you searching for a breathtaking country retreat with stunning views? Your perfect escape awaits.
Call Monroe today!

MONROE

SELLERS OF THE FINEST HOMES

GILL BECK HOUSE SPEAR FIR

- Stunning Property • Countryside Views • Five Bedrooms • Three Bathrooms • Perfect Rural Setting • Access to fantastic schools • 3801 Sqft • 1 Acre Including a Paddock & Orchard • Driveway & Garage • Excellent Travel Links locally



Monroe proudly presents an extraordinary five-bedroom detached property, set on an acre of land that includes a paddock and orchard. With 3,801 square feet of light-filled space, this home offers stunning outdoor areas and breathtaking views. It provides easy access to exceptional golf courses, schools, and local amenities, making it a true rural retreat, finished to the highest standards.

You enter into a spacious hallway with a bespoke solid oak staircase leading you upstairs. The remarkable living room features a beautiful fireplace, and there is a useful study. The open-plan kitchen and dining area encourages togetherness, while a utility room and fifth bedroom, currently used as a gym with a modern ensuite, offer versatility and comfort.

This exceptional and expansive property features a remarkable open-plan living kitchen diner, complete with a bespoke kitchen, premium AEG appliances, a striking kitchen island, and elegant French doors that lead to the breathtaking south-facing gardens.

As you ascend upstairs, you are greeted by an abundance of space. The principal bedroom boasts a luxurious en suite featuring a bath, a shower, and his and hers sinks by Villeroy and Boch, leading to a versatile bedroom currently utilised as a dressing room. Additionally, two more generously sized bedrooms and a family bathroom complete the space, all fitted to the

highest standards.

Externally this remarkable home presents an inviting driveway spacious enough for multiple vehicles, embraced by vast gardens and a delightful paddock, all spanning an enchanting 1-acre landscape. The breathtaking rural backdrop offers captivating views of the countryside that inspire serenity. With a multitude of outdoor seating areas, this residence becomes a haven for creating cherished memories with family and friends. Revel in the charm of the exquisite decking area, picturesque patios, and meticulously manicured gardens, complemented by a bar that effortlessly flows into the outdoors, showcasing the stunning beauty of the surroundings.

For more information about this breathtaking property and to explore your options, please reach out to Monroe.

REASONS TO BUY

- Stunning Property
- Detached Family Home
- Outstanding Open Plan Living
- Beautiful Setting
- Five Bedrooms Three Bathrooms
- Home Office & Home Gym
- 1 Acre Including a Paddock

ENVIRONS

The property is located in the village of Bardsey, which was recorded in the Domesday Survey of 1086. Bardsey features an excellent primary school, a parish church, a village tennis club, and the long-established Bingley Arms Public House. The village offers convenient access to the region's motorway network and the A58, making it easy for commuters to reach Leeds city center. Additionally, the neighboring villages of Shadwell and Wike provide a good range of amenities, while the popular market town of Wetherby is also easily accessible. The area boasts a variety of well-regarded golf courses and both private and state schools.

SERVICES

We are advised that the property has mains water, electricity, drainage, and gas.

LOCAL AUTHORITY

Leeds City Council

TENURE

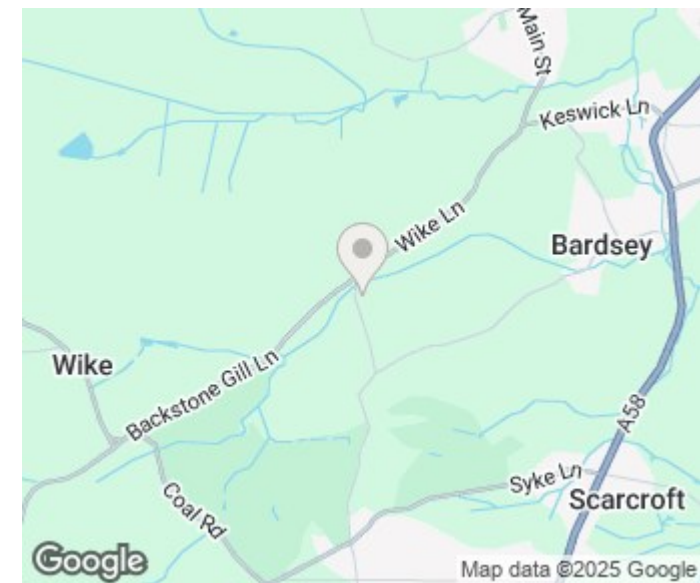
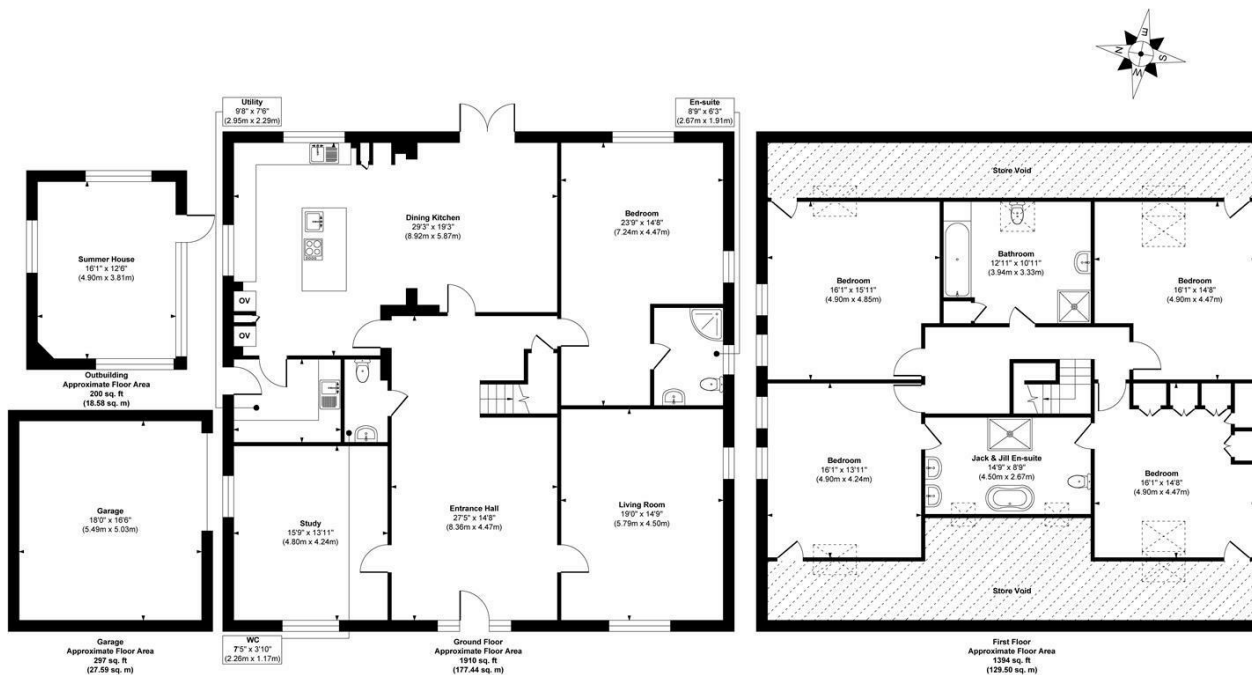
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent-Monroe Estate Agents.

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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	56	69
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx. Gross Internal Floor Area 3801 sq. ft / 353.11 sq. m (Including Garage/Outbuilding & Excluding Void)

Illustration for identification purposes only, measurements are approximate, not to scale.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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