



## LING LANE SCARCROFT, LS14 3HY

£3,250,000  
FREEHOLD

Monroe invites you to discover a residence of contemporary refinement and understated luxury.

Behind private gates on a generous south-facing plot, this outstanding home blends modern sophistication, comfort, and style. Beautifully designed interiors showcase flowing proportions, bespoke finishes, and abundant natural light throughout. Three elegant reception rooms, including a formal lounge, TV lounge, and children's den, create versatile spaces for family life and entertaining, while the south-facing conservatory opens onto a large decked terrace with stunning views.

The bespoke German kitchen, featuring premium Miele appliances, forms the heart of the home and connects seamlessly to outdoor dining terraces and a well-equipped utility area.

A versatile leisure wing offers space for wellness and creativity, with a pool, spa, games area, and a private studio and office suite.

Upstairs, five beautifully proportioned bedrooms, four with en-suite bathrooms, include a showpiece primary suite with private lounge, balcony, dressing room, and spa-style bathroom.

The gardens are elegantly landscaped, providing peace, privacy, and countryside views, a home of modern sophistication and timeless appeal.

# MONROE

SELLERS OF THE FINEST HOMES



# LING LANE

- Stunning Family House • Ling Lane • Generous Plot • Swimming Pool • Outstanding Countryside Views • Bright & Light Reception • High Standards Throughout • Leisure Wing • Versatile Living • Sought After Location



Monroe invites you to discover a residence of contemporary refinement and warmth.

Set behind private gates on a south-facing plot of approximately 0.78 acres, this exceptional home offers an effortless blend of modern sophistication, comfort, and versatility, creating a property that feels expansive yet perfectly balanced.

Every detail has been carefully considered, from the bespoke finishes and beautiful natural light to the seamless flow between formal and informal spaces. The interiors combine understated luxury with modern practicality, creating an atmosphere that is both impressive and inviting.

The ground floor opens with an impressive entrance hall leading to three elegant reception rooms: a refined formal lounge, a comfortable TV lounge, and a bright, welcoming children's den. The south-facing conservatory connects to a large decked terrace, filling the home with light and offering a perfect setting for relaxed living and entertaining.

At the heart of the home lies a bespoke German kitchen equipped with premium Miele appliances, granite worktops, and a generous dining area. It opens onto a sunny terrace designed for alfresco dining, complemented by a well-appointed utility and laundry area.

A highlight of the property is its versatile leisure wing, thoughtfully designed for relaxation and creativity. This area includes an indoor swimming pool and spa, a spacious games and TV lounge, and a private studio and office suite, all

beautifully connected and illuminated by a glazed atrium. These spaces offer endless flexibility for wellness, work, or entertainment while remaining comfortably integrated into the home's overall layout.

The first floor features five generously proportioned double bedrooms, four of which have luxurious en-suite bathrooms. The primary suite is a statement of contemporary comfort and indulgence, featuring an illuminated feature wall, remote-controlled curtains and blinds, a private lounge, and a balcony with stunning countryside views. A striking glass atrium and mezzanine level provide the perfect space for a reading corner, art studio, or home office. The en-suite bathroom includes a Jacuzzi bath, steam shower, and a spacious dressing room with sleek sliding wardrobes.

Bedrooms two and three are equally impressive, each with stylish en-suite bathrooms and their own dressing room space, while bedrooms four and five are beautifully finished and filled with natural light.

Discreetly positioned to one side of the home, a self-contained suite with en-suite facilities provides privacy and flexibility, ideal for a live-in housekeeper, nanny, or independent teenager.

Outside, the south-facing gardens are beautifully landscaped, capturing sweeping countryside views and creating a sense of calm and seclusion. Mature planting and elegant terraces make this an idyllic setting for outdoor living.

Modern comforts include zoned heating, a recently upgraded

boiler, smart home technology, and a comprehensive security system for complete peace of mind.

This is a home of contemporary refinement, understated luxury, and perfect proportion, where every space feels beautifully designed, effortlessly livable, and truly one of a kind.

For further details or to arrange a private viewing, please contact Monroe.

#### REASONS TO BUY

- A Versatile Property
- Highly sought-after Location
- Superb Schools Locally
- Endless possibilities
- Stunning Countryside Views
- South Facing Gardens
- Contact Monroe for your exclusive viewing

#### ENVIRONS

This exceptional property is situated on Ling Lane in Scarcroft. Although it offers a peaceful setting, the home is conveniently located just a 20-minute drive from Leeds City Centre and a 15-minute drive to Wetherby. Scarcroft lies almost halfway between Leeds and the market town of Wetherby.

The area is well-equipped with shopping and recreational facilities, including several excellent golf courses and the David Lloyd leisure centre. Both the Grammar School at Leeds in Alwoodley and Gateways in Harewood are within a

15-minute drive. Additionally, the main commercial centres of Leeds, Harrogate, and York are easily accessible.

The Grammar School at Leeds is just a short drive away at Alwoodley Gates, and there are a variety of trendy shops along Street Lane in nearby Roundhay. The market town of Wetherby is also within easy reach, offering a wide range of everyday amenities.

#### SERVICES

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

#### LOCAL AUTHORITY

Leeds City Council Band H

#### TENURE

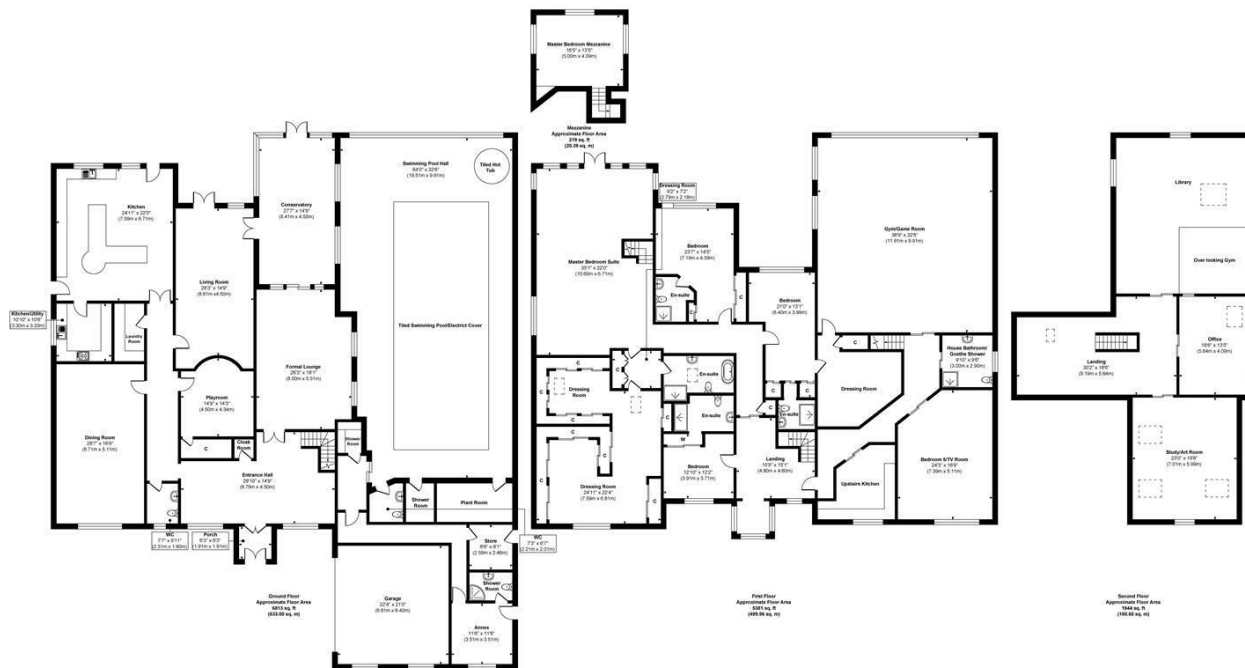
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## LING LANE



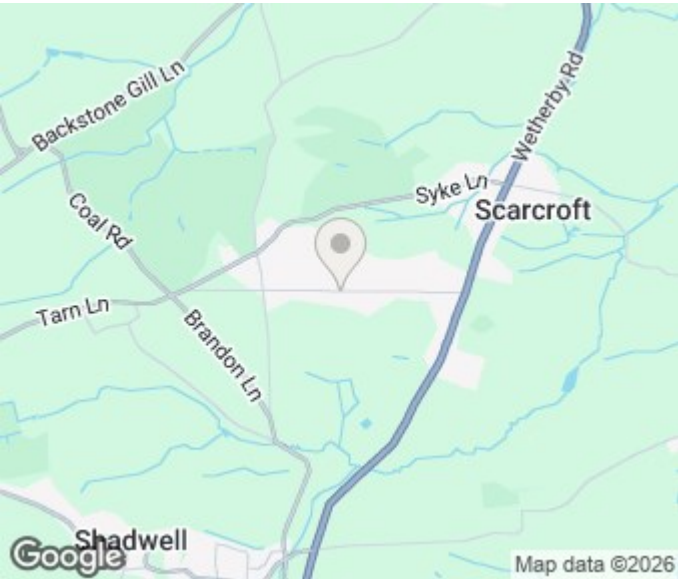


Approx. Gross Internal Floor Area 9407 sq. ft / 873.91 sq. m (Excluding Swimming Pool, Garage, Annex, Gym / Games Room & Library)

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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