



## SAW WOOD BARN FLYING HORSE FARM

LEEDS, LS15 4NH

£850,000  
FREEHOLD

Saw Wood Barn is a outstanding Barn Conversion which offers approximately 2000 sqft of internal accommodation. This home offers exceptional standards of versatile, open plan living and benefits from a fantastic garden with views of the open countryside.

\*\*\*STAMP DUTY CONTRIBUTION AVAILABLE BY NEGOTIATION\*\*\*

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# SAW WOOD BARN FLYING HORSE

- Impressive Barn Conversion
- Spectacular views
- 4 spacious, double bedrooms
- Open-plan, kitchen living diner
- House bathroom and 2x en-suite
- Gorgeous, galleried landing
- Fantastic garden
- High specification throughout
- Chain-free
- Stamp duty contribution available by negotiation



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Saw Wood Barn is a impressive, newly renovated, barn conversion, offering the perfect blend of modern, high specification and traditional character.

Entering the property you are greeted by a magnificent, double-height entrance hallway, leading through to a fabulous open-plan reception space comprised of a family room, dining area and kitchen. The high specification kitchen features quartz worktops, integrated appliances, lots of storage and a breakfast island. This is the perfect space to entertain from, as both the kitchen and family room directly access the garden terrace and with it's extensive views of the open countryside. There is a separate utility room, accessed off the kitchen, providing further storage and space for appliances. The ground floor also offers a separate cloakroom, a study and a ground floor double bedroom with a stylish modern ensuite and separate walk in wardrobe.

To the first floor, the galleried landing leads to the spacious master bedroom with ensuite, a family bathroom with a free standing bath and separate shower and a further generous double bedroom. The third bedroom is accessed by a separate staircase, from the ground floor living area.

Externally, Saw Wood Barn benefits from a large, private garden and two parking spaces, with an EV charging point, within a oak framed carport. Additionally there is a separate secure store.

To find out further information on this superb new home, call Monroe.

## ENVIRONS

Saw Wood Barn is situated off York Road close to Thorner Village, a rural setting with ease of access to local amenities and amazing connectivity to Leeds and beyond! This popular and very convenient location is just a few minutes drive away from Junction 44 of the A1 (M). There are a selection of schools, local parks and an excellent array of shopping and leisure facilities, including The Springs at Thorpe Park, within the immediate area.

## REASONS TO BUY

- An exciting and unique, bespoke luxury development
- Fantastic countryside views
- An impressive Barn Conversion of approximately 2000 sqft
- Lots of character features throughout
- Four impressive double bedrooms
- 2 x en-suite bathrooms and a house bathroom. There is

also further potential to install an en-suite, replacing the store in the third bedroom.

- Generous, open-plan reception space
- Plenty of storage
- Two allocated parking spaces, with an EV charging point
- Separate lockable external store

## SERVICES

We are advised that the property has mains water and electricity with private drainage and LPG supply.

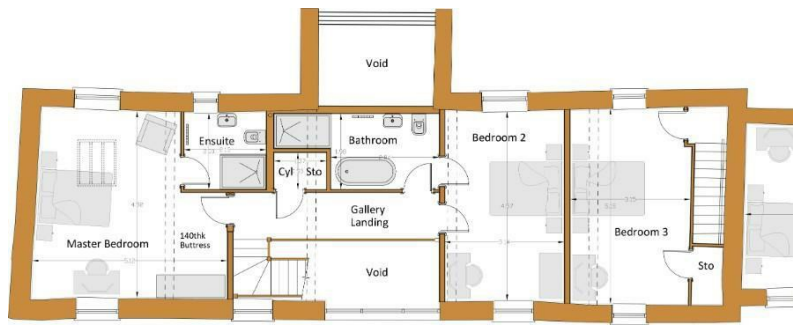
## LOCAL AUTHORITY

Leeds City Council

## SAW WOOD BARN FLYING HORSE

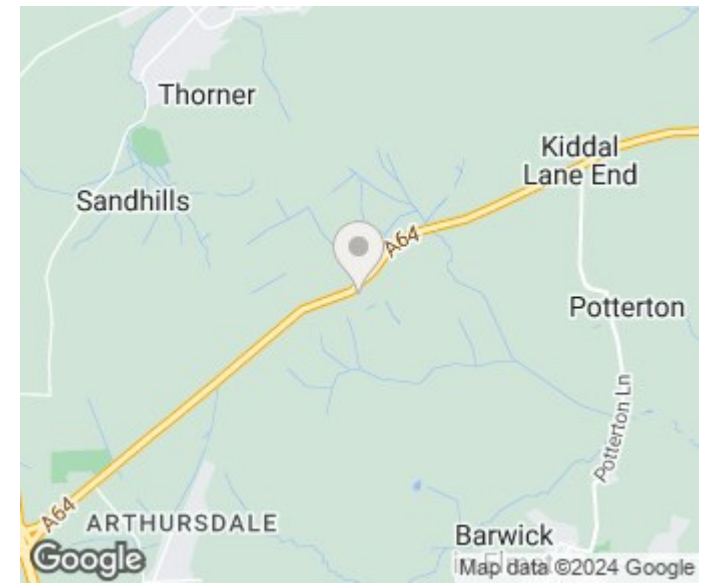






First Floor

## BARN B



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>		
(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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