



HIGHFIELD BARN FLYING HORSE FARM LEEDS, LS15 4NH

£975,000
FREEHOLD

Highfield Barn is a exceptional Barn Conversion which offers approximately 2500 sqft of internal accommodation. This home offers high specification throughout and benefits from a large garden with views of the open countryside.

STAMP DUTY CONTRIBUTION AVAILABLE BY NEGOTIATION

MONROE

SELLERS OF THE FINEST HOMES

HIGHFIELD BARN FLYING HORSE

- Fabulous Barn Conversion • Spectacular views • 4 spacious, double bedrooms • Open-plan, kitchen living diner • Separate formal living room and study • House bathroom and 2x en-suite • High specification throughout • Chain free • Fantastic garden • Stamp duty contribution available by negotiation



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Highfield Barn is an impressive, newly renovated and extended, L-shaped barn conversion, offering the perfect blend of modern high-specification design in a traditional characterful building.

The ground floor is comprised of a light and airy entrance hallway, providing access to a snug with dual-aspect countryside views, a study, a ground floor w/c with a shower, a formal living room with bi-folding doors and a large, open-plan kitchen living diner with an adjoining separate utility room. The kitchen is of a high-specification with features including quartz worktops; integrated appliances, a large breakfast bar and plenty of storage. This is the perfect space to entertain from as it benefits from bi-folding doors that open out onto the garden terrace, with its views of the adjacent open countryside.

To the first floor the spacious landing leads through to a generous master bedroom, with a contemporary ensuite and dressing area, and three further impressive double bedrooms, one with its own ensuite shower room. There is a house bathroom with a free-standing bath and separate walk-in shower.

Externally, Highfield 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

Flying Horse Farm 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 2500 sqft
- Lots of character features
- Four impressive double bedrooms
- 2 x en-suite bathrooms and a house bathroom
- 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

HIGHFIELD BARN FLYING HORSE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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