



LOWFIELD FARM ABERFORD ROAD LEEDS, LS15 4DZ

£2,500,000
FREEHOLD

Absolutely exquisite from start to finish, this sensational family home is worth seeing. Book your viewing with Monroe.

MONROE

SELLERS OF THE FINEST HOMES

LOWFIELD FARM ABERFORD

- Detached Family Residence • Village Location - Barwick In Elmet • 12 Acres Of Land & Paddocks • Highly Regarded Location • Highly impressive and expansive family home • Open Plan Kitchen Snug • Beautifully manicured South Facing Gardens • Stables • Gated Driveway • 7121 Sqft



Monroe is thrilled to present Lowfield Farm. Nestled on the outskirts of the highly regarded village of Barwick-In-Elmet, Lowfield Farm enjoys a tranquil and idyllic setting. This exceptional property boasts over 7000 sq ft.

The ground floor of this expansive home offers spacious and flexible living spaces, ideal for families and those who enjoy entertaining. In brief, the property comprises a large reception hall with a solid oak return staircase, leading to the first-floor accommodation with a storage cupboard below, a cloakroom with w.c., a snug/family room, a large utility room/office with w.c., a pantry, a formal lounge, and a separate dining room.

One of the showstoppers is the Jeremy Wood Interiors, which designed an open-plan living and breakfast kitchen with a stunning central island unit featuring an Italian marble top. The high-quality solid wood storage units are complemented by granite work surfaces. The kitchen provides access to a living or party room with French patio doors that open out onto a spacious patio with a pizza oven and landscaped gardens.

The solid oak wood staircase leads to a galleried landing area, providing access to all the bedrooms. The primary suite has a large walk-in wardrobe and an en suite shower room. The second bedroom also has an en suite shower room. There are three more bedrooms, all with fitted wardrobes, and a contemporary house bathroom with a separate walk-in shower.

This private home features secure electric gates, a spacious driveway with a stone water feature, a south-facing landscaped garden with a patio, hot tub, and a large lawned garden. Additionally, it includes a timber-built summer house, a wooden gazebo for games, and a 'Reindeer House' with a fire pit.

The property includes equestrian facilities such as three paddocks and a floodlit menage. There's a newly built stable block with six stables, a feed store, and a tack room. Additionally, a converted barn across features extra living space with a living room, kitchen, bedroom, and shower room. There is also a large covered area for vehicles, perfect for housing tractors, lawnmowers, and trailers, along with a spacious barn for storage.

ENVIRONS

Barwick in Elmet is a sought-after village just three miles from the A1, making it a convenient location for commuters to Leeds, York, and Harrogate. It offers shops, schools, and amenities, with more available in nearby Wetherby. The village provides a primary school, stores, post office, pubs, a maypole, and a historic church. The new 'East Leeds Orbital Route' has reduced travel time to 'The Springs' retail and leisure park to less than 10 minutes. Access to both Leeds and York takes around 25 minutes via the A64.

REASONS TO BUY

- Substantial Family Home
- Detached Property
- 12 Acres Of Land
- South-Facing Stunning Gardens
- Extensive Driveway

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

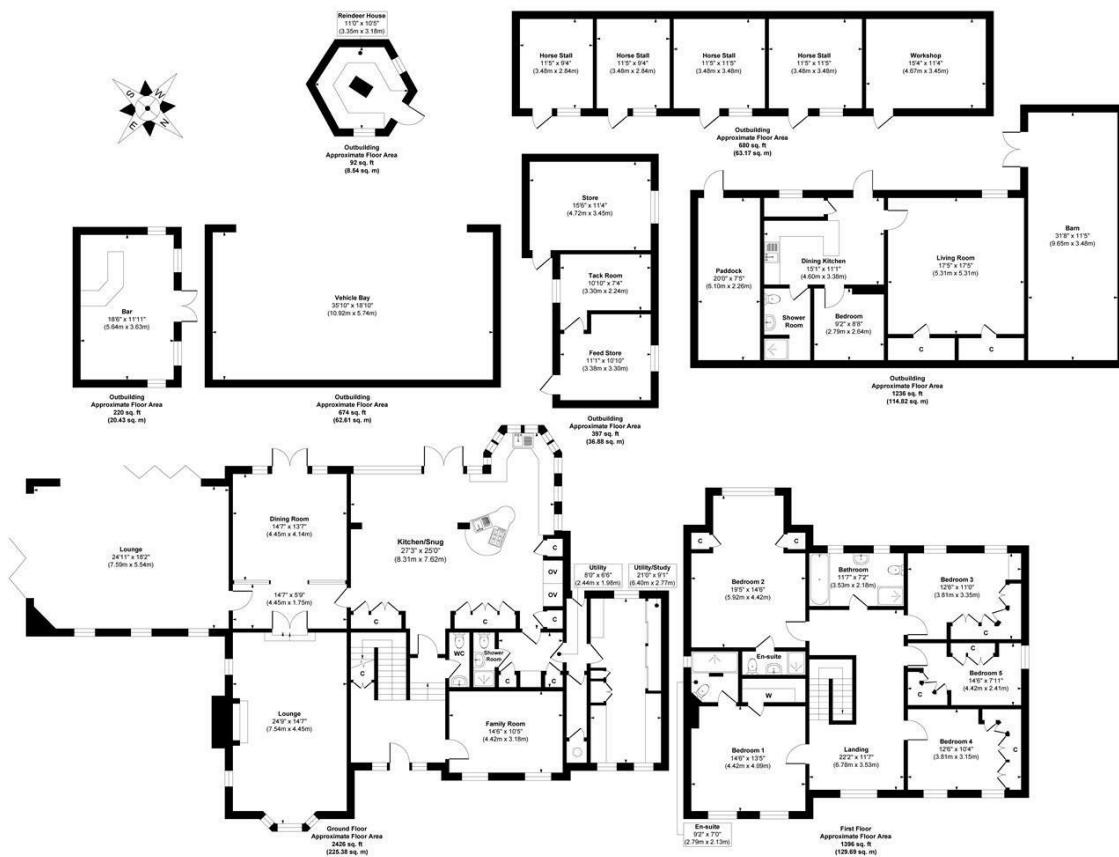
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents

LOWFIELD FARM ABERFORD





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(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

Boston Spa Sales
181a, High Street Boston Spa
Wetherby
LS23 6AA

01937 534755
bostonspa@monroeestateagents.com
www.monroeestateagents.com

MONROE

SELLERS OF THE FINEST HOMES