



## BEECH VIEW BARN CARR LANE

LEEDS, LS14 3HF

£1,550,000  
FREEHOLD

\*\*\*\* OFFERED TO THE MARKET CHAIN FREE!\*\*\*\*

Are you Looking for a substantial and unique home in an idyllic, semi-rural location? This stunning Barn Conversion boasts over 4500 sq ft, beautifully maintained grounds and sensational, long-reaching, green-belt views! Viewings are available by appointment only.

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# BEECH VIEW BARN CARR LANE

- Barn Conversion • Over 4500 sqft of internal accommodation • Large primary suite with en suite and walk-in wardrobe • 3 further spacious en suite bedrooms and opportunity for ground floor bedroom • Ample parking • Gated residence • Highly sought-after village location • Beautifully maintained wrap-around garden • Fabulous period features • Excellent connectivity



Beech View Barn is situated in an idyllic and rural location located off of Carr Lane, nestled between the sought-after villages of Scarcroft and Thorner. As you approach the property via a private road, you are immediately impressed by a spacious courtyard that offers ample parking for multiple cars and also offers access to a double garage.

As you enter this home you are greeted by an impressive double-height hallway, with Yorkshire Stone flooring, which introduces you to the abundance of wonderful features showcased throughout this home. The hallway leads through to an open-plan kitchen diner which benefits from an adjoining utility room and grants further access to a snug via double-glass doors which benefits from a built-in speaker system. Beech View Barn offers a further five reception rooms, all of which inter-link, proving it the perfect family home; there is a garden room located off of the kitchen, a large living room with a fabulous feature fireplace and doors opening onto the patio, an adjoining dining room which offers long-reaching green-belt views, a magnificent games room and a conservatory which leads out onto a courtyard, ideal for summertime evening entertaining! There is also a ground-floor study and generously sized W.C.

Upstairs, Beech View Barn offers a gorgeous primary suite which benefits from a walk-in wardrobe and en suite bathroom, and three further fabulously sized

bedrooms all of which also benefit from en suites. There is also uncompromising potential to create a ground floor bedroom. There is an abundance of stunning period features presented, as well as exposed beams throughout, which combined give a wonderful and unique sense of character.

Externally, this home boasts sensational panoramic views and an array of zoned areas from which to entertain and enjoy the beautifully maintained gardens. The garden benefits from all-day sun and benefits from mature borders granting total privacy.

Viewing is essential to truly appreciate all the fantastic features this home has to offer... to arrange your viewing and avoid disappointment, call Monroe.

## ENVIRONS

Conveniently located close to the A58 at one end of the village and the Ring Road A6120 at the other, this location offers fantastic connectivity combined with a rural, idyllic setting nestled between the villages of Thorner and Scarcroft. This outstanding home is situated down a private road off of Carr Lane offering a wonderful sense of privacy, whilst being just a short drive away from superb amenities located in North Leeds, and Wetherby, a popular market town.

## REASONS TO BUY

- Beautifully presented throughout
- Peaceful village location
- Superb amenities close by
- Fabulous Barn Conversion
- Gated residence with ample parking
- A large primary suite and three further spacious en suite bedrooms
- Gorgeous wrap-around garden, zoned for entertainment
- An abundance of period features

#### SERVICES

We are advised that the property has mains water, electricity and runs on oil and a septic tank

#### 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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### ADDITIONAL INFORMATION

**Local Authority** – Leeds City Council

**Council Tax** – Band H

**Viewings** – By Appointment Only

**Floor Area** – 5235.00 sq ft

**Tenure** – Freehold





Gross internal floor area including garage & eaves (approx.): 447.3 sq m (4815 sq ft)  
 Loft Space over Garage Gross internal floor area (approx.): 39.0 sq m (420 sq ft)  
 Combined Gross internal floor area (approx.): 486.3 sq m (5,235 sq ft)  
 For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		75
		55

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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