LANE HEAD HOUSE CHURCH LANE

LEEDS, LS17 9DS

£1,500,000

FREEHOLD

An exceptional country home set within approximately five acres of private grounds, offering generous accommodation, period character and exceptional versatility across three floors. Peaceful, private and wonderfully calming, the property provides a rare sense of space and tranquillity while remaining an inviting and highly practical family home.

MONROE

SELLERS OF THE FINEST HOMES

LANE HEAD HOUSE CHURCH

• Five acres of grounds and stunning views – Private, and perfect for dog walks! • Stables in the grounds – Ideal for equestrian use or additional storage • Four generous bedrooms plus a stunning dressing room • Fabulous gentleman's bathroom with copper bath and views over the grounds • AGA-equipped kitchen creating a charming and welcoming heart of the home • Open fires in both the living room and snug creating cosy living spaces • Beautiful wine cellar, a unique feature for wine enthusiasts and entertaining • Double garage & EV charger – Secure parking with modern convenience • Multiple reception rooms offering plenty of flexibility for family life • Peaceful and tranquil setting – A wonderful countryside position offering privacy and seclusion

Set within approximately five acres of its own grounds, this exceptional “chocolate box cottage” offers a wonderful combination of generous living accommodation, character features and excellent versatility across two floors. Full of charm and character, the property combines the timeless appeal of a quintessential country home with the space and practicality required for modern family living.

The ground floor provides a welcoming entrance into a series of well-proportioned reception spaces, including a spacious living room, an elegant sitting room and a superb open-plan dining kitchen. The living room features an attractive open fire, creating a warm and inviting focal point, while the snug benefits from a log burner, providing a cosy retreat for relaxing. The kitchen is a particular highlight, featuring a beautifully appointed bespoke hand crafted kitchen with an AGA, providing a warm and welcoming setting for both everyday family life and entertaining. The property also benefits from cast iron radiators, adding a timeless character feature throughout the home. A separate office provides an excellent space for working from home, while a utility room and cloakroom add practicality to the accommodation.

The first floor continues to impress with four well-sized bedrooms, offering plenty of flexibility for families, guests or those seeking additional dressing or hobby space. The bedrooms are arranged around a central landing, with bathrooms conveniently positioned to serve the household. A particularly charming feature is the property's gentleman's bathroom, which enjoys outstanding, far-reaching views across the surrounding countryside, creating a truly memorable setting and an indulgent retreat within the home.

The overall layout provides a comfortable balance between private bedroom accommodation and the generous communal areas found on the ground floor.

The lower ground floor introduces an array of additional features rarely found together, including a dedicated wine cellar and two useful stable areas. Outside, the property benefits from a substantial detached garage with an EV charger conveniently installed to the side, a separate potting shed and a large Indian sandstone patio area, creating an excellent space for outdoor dining, entertaining and enjoying the surrounding grounds. An outside dog shower adds a particularly useful touch for those with pets, providing a convenient facility for cleaning muddy paws after walks around the extensive grounds.

The approximately five acres offer an exceptional amount of space and considerable potential for those looking to enjoy a rural lifestyle, equestrian pursuits, gardening or simply the peace and privacy of substantial grounds. The combination of mature surroundings, generous gardens and extensive land further enhances the property's unmistakable country charm.

Combining the appeal of a chocolate box cottage with spacious accommodation and an unusually broad range of ancillary areas, this is a distinctive home offering.

May benefit from mixed use SDLT

Reasons to Buy:
* Five acres of grounds and stunning views – Private, and perfect for dog walks!

* Stables in the grounds – Ideal for equestrian use or additional storage
* Four generous bedrooms plus a stunning dressing room
* Fabulous gentleman's bathroom with copper bath and views over the grounds
* AGA-equipped kitchen creating a charming and welcoming heart of the home
* Open fires in both the living room and snug creating cosy living spaces
* Multiple reception rooms offering plenty of flexibility for family life
* Outside dog shower – Perfect for country walks and muddy paws
* Double garage & EV charger – Secure parking with modern convenience
* Beautiful wine cellar, a unique feature for wine enthusiasts and entertaining
* Peaceful and tranquil setting – A wonderful countryside position offering privacy and seclusion

Environs

Lane Head House enjoys an enviable rural setting on Church Lane in the sought-after village of Bardsey, surrounded by the rolling countryside of north-east Leeds. Bardsey is a charming and well-established village, offering a strong sense of community while remaining conveniently positioned for access to Leeds, Wetherby and the surrounding villages. The property is particularly well placed for enjoying the area's extensive network of country lanes, footpaths and open countryside, making it ideal for those seeking a peaceful rural lifestyle without feeling isolated. Local amenities and schooling are close at hand, with Bardsey Primary Academy approximately 700 metres away, while the wider area offers a choice of highly regarded schools, village pubs, restaurants and everyday facilities.

LOCAL AUTHORITY

Leeds City Council

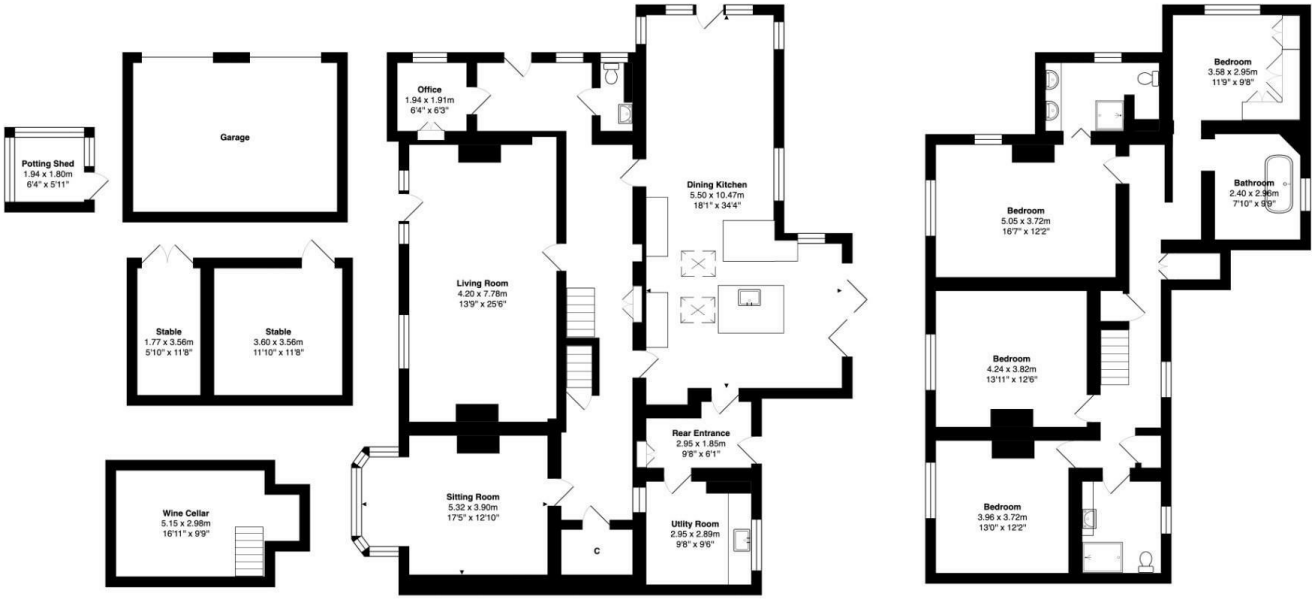
TENURE

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

VIEWING ARRANGEMENTS

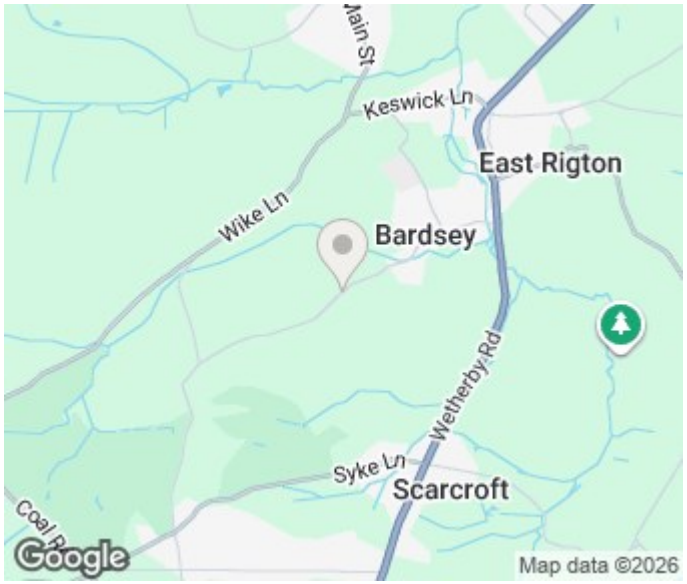
Strictly through the selling agent - Monroe Estate Agents.

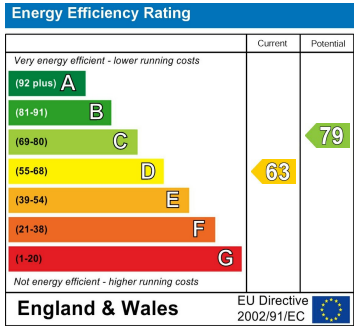
LANE HEAD HOUSE CHURCH



Total Area: 308.6 m² ... 3321 ft² (excluding garage)

All measurements are approximate and for display purposes only





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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