



PEAR TREE BARN PARK ROAD

LEEDS, LS15 9AJ

£1,500,000
FREEHOLD

Discover the ultimate in unique living with this stunning barn conversion that radiates character and charm. Meticulously designed and finished to the highest standards, this property promises an unforgettable experience. Seize this exceptional opportunity before it's gone!

MONROE

SELLERS OF THE FINEST HOMES

PEAR TREE BARN PARK ROAD

- Stunning Barn Conversion Grade 2 Listed
- Exposed Brick Work
- Character Original Beams
- High End Finishes Throughout
- Six spacious Bedrooms
- Five Bathrooms
- One Bedroom Annex
- Outdoor Kitchen
- Garage and Parking
- 4252 Sqft



Monroe is thrilled to showcase this stunning six-bedroom, Grade 2 listed home, built to exceptional standards and designed for modern living. This remarkable property boasts bright and stylish interiors, creating an ideal backdrop for entertaining family and friends. The outdoor area features a delightful private garden complete with a garden kitchen, perfect for alfresco gatherings. Spanning 4,252 sq ft, this home exudes a luxurious yet inviting ambience, along with a one-bedroom annex for added flexibility.

Upon entering, you'll find a practical boot room and utility area, complemented by a conveniently located downstairs WC that includes a shower and tailored storage solutions. The dining kitchen is a true highlight, showcasing charming exposed brickwork, a central kitchen island, and a built-in wine fridge, making it an excellent spot for socialising with loved ones.

Adjacent to the kitchen, the family room shines with its log burner, wood-panelled walls, and expansive bi-fold windows that flood the space with natural light and provide seamless access to the garden. The formal living room, enhanced by electric operated Velux windows, a media wall, and a stylish feature fireplace, further adds to the home's captivating charm.

As you ascend the stairs, you'll be impressed by five generously sized bedrooms, each adorned with striking original wooden beams. Two of these bedrooms come

with modern en-suite shower rooms, while an additional family bathroom features a separate free-standing bath and shower, catering to all your needs.

Stepping outside, the south-facing rear garden serves as a private sanctuary, boasting a spacious lawn, a large patio area, and an outdoor kitchen tucked beneath a grand wooden pergola. The property also includes a double garage with a boarded loft, providing plenty of space for storage and parking multiple vehicles. Don't overlook the inviting one-bedroom annex, which features open-plan living, a cosy bedroom, and a convenient shower room.

This breathtaking property won't be on the market for long! Reach out to Monroe today to arrange your private viewing!

ENVIRONS

Located in Colton Old Village, next to a livery, this highly convenient and popular area east of Leeds offers a variety of local attractions and amenities. Temple Newsam House, with its beautiful grounds and golf course, is just a short distance away. The area also features several schools for children of all ages, local parks, and excellent shopping facilities. The Springs at Thorpe Park provides a diverse selection of restaurants and a cinema.

In Colton, you'll discover numerous restaurants, pubs, microbars, and accommodation options for overnight stays. For commuters, there is excellent access to the A63, A58, A64, and A1/M1 links.

REASONS TO BUY

- Colton Village
- Semi Detached Family Home Grade 2 Listed
- High Spec Throughout
- Superb amenities nearby
- Six Bedrooms
- Oak Barn Doors
- Under Floor Heating
- One Bedroom Annex
- Garden With Garden Kitchen
- 4252 Sqft

SERVICES

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

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.

PEAR TREE BARN PARK ROAD





Approx. Gross Internal Floor Area 4252 sq. ft / 395.00 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
Copyright © Show Home.show-home.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	80
(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
186, High Street Boston Spa
Wetherby
LS23 6BT

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

MONROE

SELLERS OF THE FINEST HOMES