



WIGTON VILLA WIGTON LANE

LEEDS, LS17 8SH

£1,999,999
FREEHOLD

Architectural, design-led lifestyle home in North Leeds

Wigton Villa is an extraordinary five-bedroom chain free home nestled behind private electric gates in the sought-after Alwoodley area, blending modern luxury with stunning design. With expansive living spaces, a chef-inspired kitchen, a cinema room, home gym, and seamless smart home technology, it offers an unparalleled lifestyle of elegance and comfort.

MONROE

SELLERS OF THE FINEST HOMES

WIGTON VILLA WIGTON LANE

- Exclusive Five-Bedroom Detached Residence • Prestigious Alwoodley Location • Expansive Open-Plan Family Room • Garden-Facing Dining Area • High-Spec Kitchen with Island • Luxurious Principal Suite with Balcony • Exceptional Cinema Room with Sonos • Landscaped Garden with Sauna • High-Tech Security with CCTV & Intercom • Two Log Burners for Comfort



Wigton Villa

Set behind electric gates on one of Alwoodley's most prestigious addresses, Wigton Villa is a striking, design-led residence created for buyers seeking something beyond the conventional.

This is not a typical family home defined by traditional room layouts. Instead, it offers a highly flexible living environment centred around space, light, and lifestyle—perfectly suited to downsizers, professionals, or those relocating in search of a more individual home.

A dramatic, light-filled entrance sets the tone, opening into a series of flowing living spaces designed for both entertaining and everyday ease. To the rear, the principal living area delivers a true sense of volume, with full-width glazing, bi-folding doors, and a seamless connection to the landscaped garden. A bespoke wine display, integrated log burner, and considered lighting create an atmosphere that is both refined and relaxed.

The kitchen sits at the heart of the home as a social and functional hub—featuring a statement island, premium Siemens appliances, and direct access to the garden. Smart-controlled underfloor heating and integrated technology enhance comfort throughout the ground floor.

To the front, a separate reception room offers a quieter setting—ideal as a formal lounge, media space, or private retreat.

Upstairs, the accommodation is intentionally versatile. The

principal suite provides a private sanctuary, complete with a walk-in wardrobe, luxurious en-suite, and elevated views across the gardens. Additional rooms are currently configured to suit a range of lifestyle needs—dressing rooms, workspace, guest accommodation, or wellness areas—allowing incoming owners to adapt the layout to their own requirements.

The upper level is dedicated to leisure and wellbeing, with a fully equipped gym and an impressive cinema room, creating a self-contained space for relaxation and entertainment.

Externally, the property continues to impress. The landscaped garden has been designed for low maintenance and maximum enjoyment, with defined entertaining areas, ambient lighting, and spa-style features including a sauna and outdoor shower—all controllable via smartphone. A generous resin-bound driveway provides ample parking alongside a double garage.

Technology and security are seamlessly integrated, with a full smart home system controlling lighting, audio, blinds, and climate, alongside comprehensive CCTV and monitored entry systems.

Wigton Villa represents a rare opportunity to acquire a home of architectural presence and flexibility in one of North Leeds' most established locations. For buyers who value design, privacy, and a more considered way of living, this is a property that stands apart.

KEY FEATURES

- Striking, design-led detached residence in a prime Alwoodley address
- Approx. 4,280 sq ft of flexible, lifestyle-focused living space
- Architectural layout offering versatility for entertaining, working, and wellbeing
- Seamless indoor-outdoor living with full-width bi-folding doors
- High-specification kitchen with integrated appliances
- Principal suite with dressing area and luxury en-suite
- Dedicated leisure floor with cinema room and fully equipped gym
- Landscaped garden with sauna, outdoor shower, and ambient lighting
- Integrated smart home system with lighting, audio, and climate control
- Advanced security including CCTV, gated entry, and remote access
- Double garage and substantial private driveway

Environs

Located on the northern edge of the picturesque Leeds countryside, offering an effortless commute to the thriving commercial centre of Leeds, as well as the popular towns of Harrogate, Wetherby, and the stunning Yorkshire countryside beyond. In the local area, there is the highly esteemed Grammar School at Leeds and several championship golf courses. Rich in amenities, Alwoodley has an array of top-quality coffee shops and restaurants as well as being situated close to several sports facilities including David Lloyd. The ever-expanding Leeds Bradford International Airport is also just a short drive away, as is the national motorway network,

making this property the perfect hub for both business and pleasure.

Leeds City Centre, Harrogate, York, and Wetherby are also easily accessible via frequent public transport links.

SERVICES

We are advised that the property has mains water, electricity, drainage 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 exclusive selling agent Monroe Estate Agents

WIGTON VILLA WIGTON LANE





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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

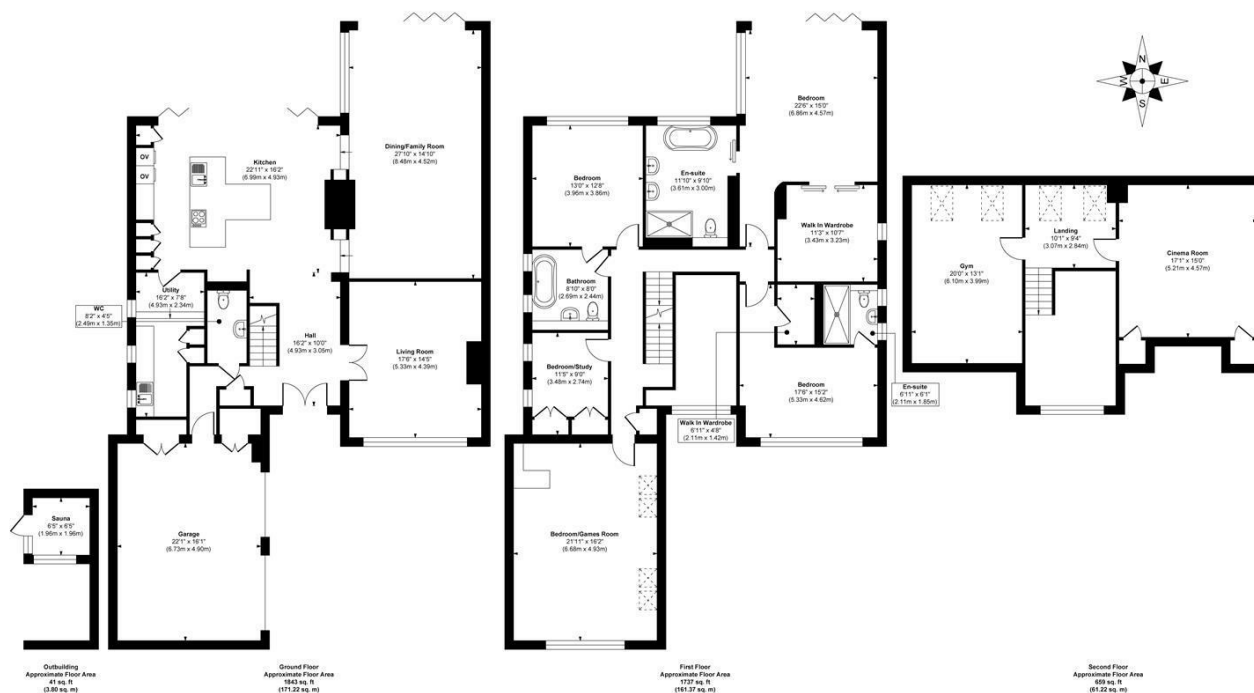
Council Tax – Band H

Viewings – By Appointment Only

Floor Area – 4280.00 sq ft

Tenure – Freehold

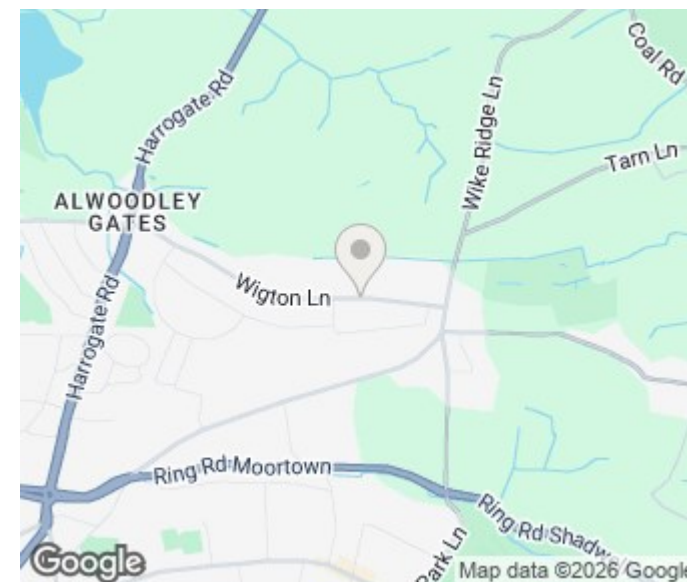




Approx. Gross Internal Floor Area 4280 sq. ft / 397.61 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

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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	

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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