



WIGTON VILLA WIGTON LANE

LEEDS, LS17 8SH

£2,250,000
FREEHOLD

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

Strictly through the selling agent - Monroe Estate Agents. For sale off-market

Offered exclusively through Monroe, this outstanding five-bedroom detached residence is set behind electric gates on one of Alwoodley's most prestigious streets. Designed for modern family living, this home seamlessly fuses elegant interiors with state-of-the-art technology, where Luxury is uncompromisingly prioritised.

A grand, light-filled entrance hallway creates an immediate sense of arrival, providing access to all principal reception spaces, a discreet guest WC, a well-appointed utility room, and internal entry to the double electric garage.

To the rear, the expansive open-plan family room offers a lifestyle of effortless luxury, with a bespoke wine display, garden-facing dining area, integrated log burner, electric blinds, and full-width bi-folding doors opening onto the immaculately landscaped terrace. To the front, a formal living room provides refined comfort with a second log burner and peaceful garden views, perfect for elegant entertaining or serene relaxation.

At the heart of the home is a high-spec kitchen that combines sophisticated design with everyday practicality. It features a striking central island, breakfast bar, and a media wall. The kitchen also includes Siemens appliances, integrated lighting, and ample storage. Bi-folding doors open seamlessly to the rear garden, while smart-controlled underfloor heating throughout the ground floor ensures year-round comfort.

The first floor hosts five generously proportioned bedrooms. The principal suite is a true sanctuary, featuring bi-folding doors opening onto a Juliet balcony with garden views, a walk-in wardrobe, and a fully tiled en-suite complete with a freestanding bath and walk-in shower. A second bedroom benefits from its own en-suite and walk-in wardrobe, while the remaining bedrooms are served by a stylish family bathroom, finished with a freestanding bath and built-in television.

The top floor is dedicated to leisure, boasting a fully equipped home gym and an exceptional cinema room with integrated Sonos sound system, a projector, and comfortable seating-ideal for both entertaining and unwinding.

Externally, the beautifully landscaped rear garden is accessed via bi-folding doors and includes long-life UPVC decking, elegant patio spaces, ambient lighting, and a luxurious outdoor shower and sauna, both controllable via smartphone. A resin-bound driveway to the front provides ample parking and leads to the double electric garage.

Security at Wigton Villa is paramount. The property benefits from high-definition CCTV, a two-way audio DoorBird intercom system linked to mobile devices, and 24/7 monitoring provided by First Country. A centralised smart home system, operable via integrated iPads, offers seamless control of lighting, blinds, Sonos speakers, and security systems.

This is an extraordinary opportunity to acquire a home of exceptional calibre, offering privacy, security, and refined

living in one of North Leeds' most exclusive residential settings.

REASONS TO BUY

- Five Bedroom Detached
- Bright Dining Kitchen
- Smart Home with Security
- Bifolding Doors to the Garden
- Cinema Room and Home Gym
- 4280 Sqft
- Sauna and Shower in Rear Garden
- Double Garage and Off-Street Parking

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

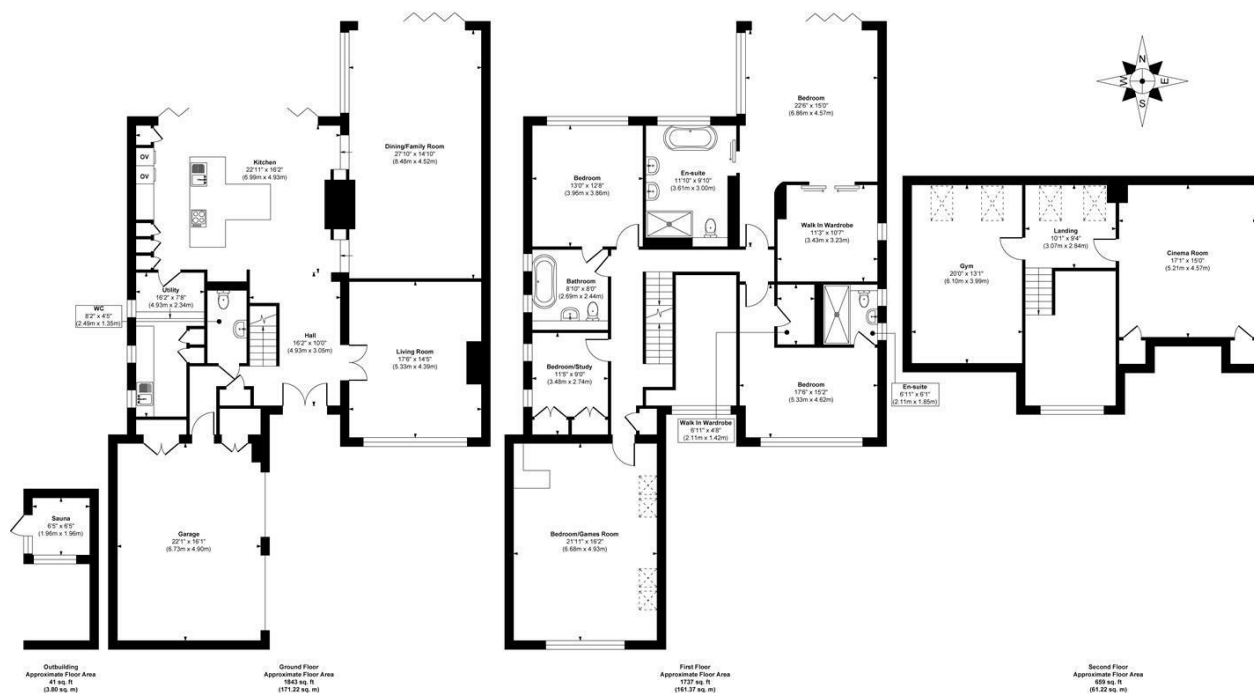
Council Tax – Band H

Viewings – By Appointment Only

Floor Area – 4280.00 sq ft

Tenure – Freehold

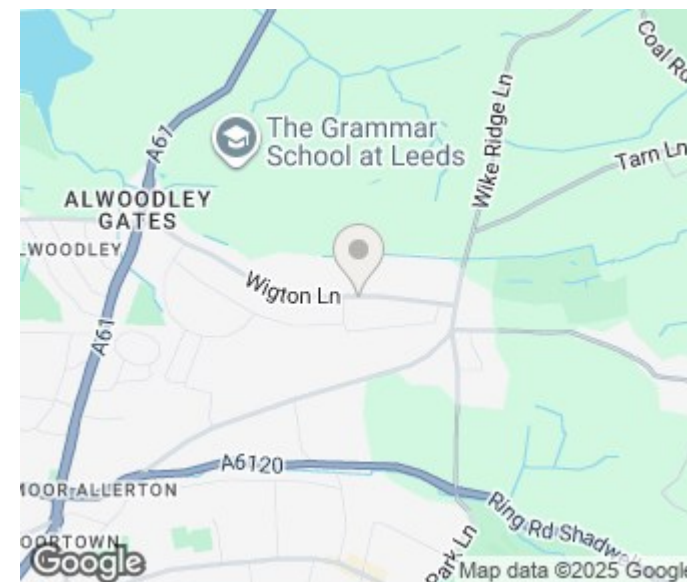




Approx. Gross Internal Floor Area 4280 sq. ft / 397.61 sq. m (Including Outbuilding)

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 | 81 | 84 |
| (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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