



**SHADWELL HOUSE 280 SHADWELL LANE  
LEEDS, LS17 8AJ**

**£700,000  
FREEHOLD**

\*\*A HIDDEN GEM \*\* Check out the garden at this mega home in LS17. This one is not to be missed!

**MONROE**

SELLERS OF THE FINEST HOMES

## SHADWELL HOUSE 280

- Exquisite stone-built period
- Principle suite with ensuite
- Exposed stone walls and ceiling beams
- Formal living room with fabulous garden views
- Out buildings
- Annexe accommodation
- Beautifully landscaped garden
- Private parking to the front of the property
- Fabulous Location
- Over 2500 sqft of living space



### Shadwell House, 280 Shadwell Lane

Monroe is delighted to welcome you to Shadwell House — a truly exceptional stone-built period home, parts of which date back to the 18th century. Tucked away from the road in a peaceful and private setting, this one-of-a-kind property blends historic charm with modern flexibility, offering a rare opportunity in a highly sought-after location.

Set behind mature planting and nestled in a quiet position, Shadwell House has been lovingly maintained by the current owner for over 40 years. Originally purchased as a spacious family home, it has more recently been adapted to offer flexible accommodation, including short-term rental potential — presenting exciting scope for further development or income generation.

Upon entering, you're welcomed into a stunning breakfast kitchen with ample space for dining — ideal for everyday family life and relaxed entertaining. The kitchen leads seamlessly into one of several beautifully presented reception rooms. The formal dining room is flooded with natural light and offers wonderful views over the private rear garden — a perfect setting for hosting guests.

A central hallway leads to the elegant formal living room, where exposed stonework and original ceiling beams create a warm and characterful atmosphere.

French doors open directly onto the south-facing garden, creating a harmonious indoor-outdoor flow.

The ground floor also includes a versatile study and family room, joined by a Jack and Jill shower room, as well as a generously sized ground floor bedroom with its own W.C. — ideal for guests or multigenerational living.

To the first floor are four spacious double bedrooms, including the principal suite with a beautifully appointed en suite. A recently refurbished house bathroom showcases a tasteful blend of modern vanity units and original stone features, capturing the character of the home while offering contemporary comfort.

The second floor offers a further double bedroom with cleverly integrated shower and en suite facilities — making use of every inch of space and adding even more flexibility.

Outside, the property benefits from two dedicated parking spaces on a shared driveway with a neighbour. A separate annexe and multiple outbuildings provide excellent storage, workspace, or conversion potential, subject to the necessary consents.

The generous, south-facing rear garden is a standout feature — completely private and expertly landscaped

to create a series of relaxing and social spaces. A large patio and decked area provide perfect spots to enjoy the sun throughout the day.

Whether you're seeking a large and welcoming family home, a property with income potential, or a character-filled residence with room to grow, Shadwell House is a rare find — full of opportunity, history, and charm.

#### REASONS TO BUY

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- Annexe accommodation potential
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#### 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 selling agent - Monroe Estate Agents

## SHADWELL HOUSE 280





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## ADDITIONAL INFORMATION

**Local Authority** – Leeds City Council

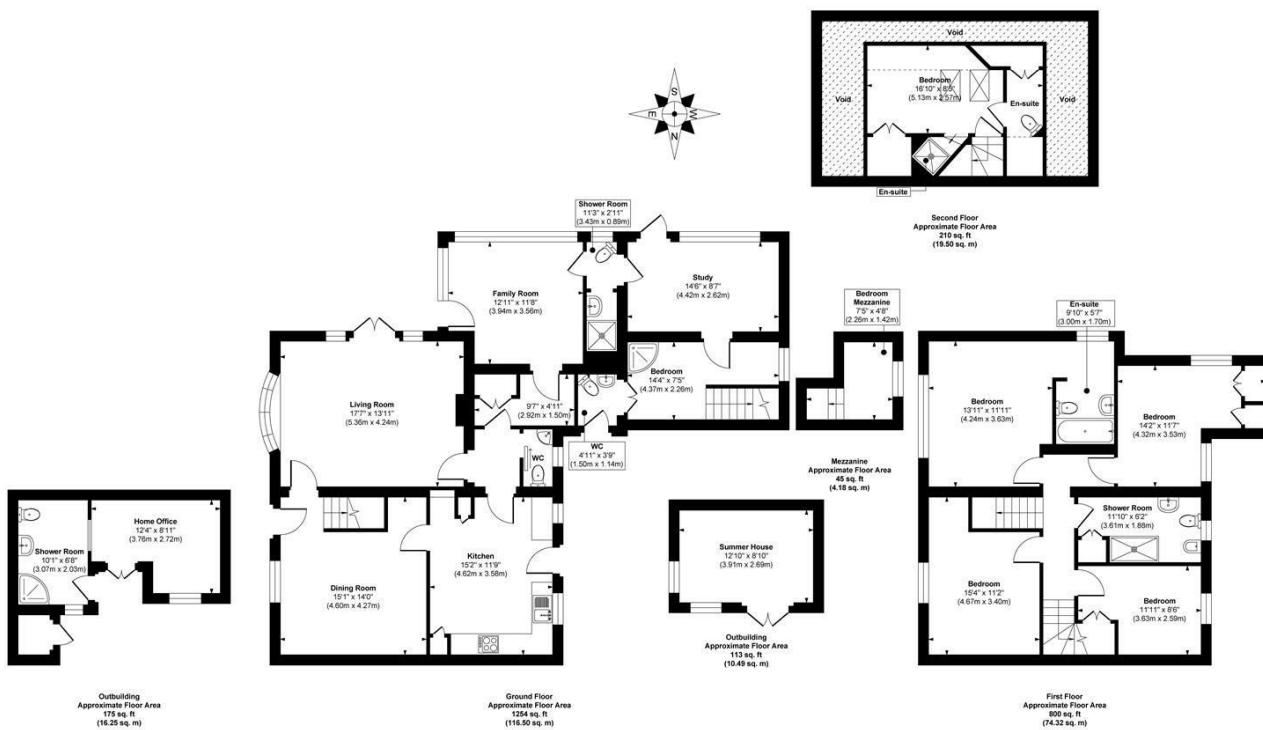
**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 2597.00 sq ft

**Tenure** – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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