

# HUNTERS®

HERE TO GET *you* THERE

**Dean Head, Horsforth, LS18**

**Guide Price £950,000**



# HUNTERS®

HERE TO GET *you* THERE



# HUNTERS®

HERE TO GET *you* THERE



## Scotland Lane, Horsforth, Leeds, LS18

Approximate Area = 2509 sq ft / 233.1 sq m

Garage = 400 sq ft / 37.1 sq m

Total = 2909 sq ft / 270.2 sq m

For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR  
APPROX FLOOR  
AREA 233.1 SQ M  
(2509 SQ FT)

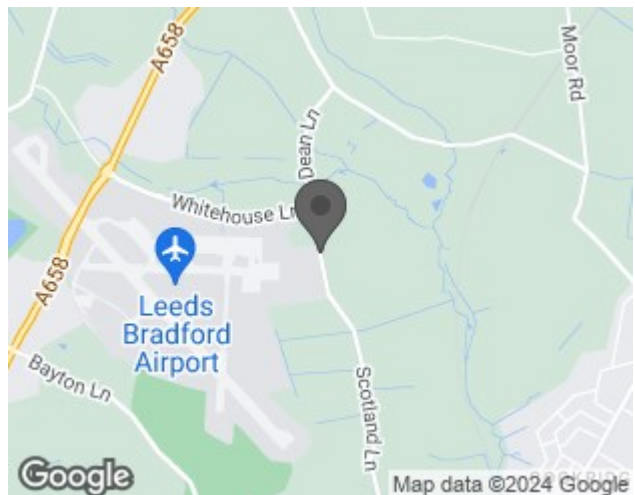


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrhcom 2024. Produced for Hunters Property Group. REF: 1094462

## EPC

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>94</b>
(81-91) <b>B</b>	<b>76</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

## Map



Step into a world of tranquillity with this splendid rural home, a true haven set in the most idyllic setting, yet just a 2-minute drive from Leeds/Bradford airport and a swift 6-minute drive to Horsforth train station. Yes, it's true – this home seamlessly blends the peacefulness of a countryside lifestyle with the unparalleled convenience of easy access to Leeds and the airport.

Enjoy exceptional views across the two paddocks and gardens, spanning just under 2 acres of land. It's a dream home for those who cherish outdoor living, with the kitchen sink offering a view that may just surpass your expectations - check it out for yourself!

This substantial barn conversion, boasting 5 bedrooms and 2 bathrooms all on one floor, enhances the convenience of living. The generously proportioned separate living room and kitchen/diner provide an exceptional space for family enjoyment and hosting, with windows framing picturesque views that create a relaxed atmosphere. There's also a spacious porch, additional w.c., huge utility room, and a tucked-away office for added privacy complete the layout.

Externally, the property welcomes you through electric gates, leading to ample parking and a double detached garage. The easily maintained gravelled area at the front and the block-paved seating area with raised planters on the side add to the charm.

The rear garden, enclosed and thoughtfully landscaped, features a raised pond, mature shrubbery, covered seating area for alfresco dining, and a delightful summer house – a perfect retreat to savour peace and the views. Two enclosed paddocks, ideal for horses or ponies, further enhance the outdoor experience.

Located on a private road off Scotland Lane, on the northern side of Horsforth, this property enjoys proximity to open countryside while being a 5-minute drive from the amenities of Horsforth, including eateries, shops, bars, and services. A 12-minute train ride transports you into Leeds city centre, and the area boasts several reputable schools.

Can you have it all? We believe so! Experience the convenience of Horsforth's offerings just 5 minutes away, while relishing the warm feeling of being nestled away from life's hustle and bustle. The rural setting is truly something to be desired, creating a haven where relaxation comes naturally.

Captivated by the allure of this unique home? Call us today to book your relaxing viewing experience, and don't forget your wellies – you're in for a treat!