



CORNERSTONE

# 26 Stone Mill Court, Meanwood, Leeds, LS6 4RQ







# 26 Stone Mill Court

## Guide Price £220,000

The first viewings are on Saturday, 27th September 2025, strictly by appointment.

In the opinion of Cornerstone, this is the most beautiful apartment we have ever had the pleasure of marketing in Stone Mill Court.

This super stylish and spacious two-bedroom apartment is found on the first floor and has the most incredible open plan living space with huge dual aspect windows.

Located in the popular and charming Stone Mill Court development, which is just a stone's throw from the centre of Meanwood. Stone Mill Court is a mid-19th-century Grade 2 listed converted mill complex. The site's history is fascinating. Stone Mill Court stands on the site of a medieval water corn mill used by monks from Kirkstall Abbey in the early 13th century. Milling continued until 1785, when Thomas Martin used the mill for paper making, and it became known as Wood Mills. In 1852, the mill burnt down, and the present mill was built as a tannery for Samuel Smith. It became a fellmongers in 1914 and closed in 1994, when it was converted into beautiful residential apartments.

The Stone Mill Court development, also known locally as Tannery Park or The Old Tannery, has plenty of character and charm. The development is only moments from Meanwood Park, The Meanwood Valley Trail and again the centre of Meanwood, making it an extremely popular place to reside.

The centre of Meanwood has an abundance of amenities, including a Waitrose Home and Food hall, an Aldi situated at the Northside Retail Park, many cafes, vibrant bars, pubs and restaurants, which are all within walking distance.

Headingly is a short distance from the apartment, and the city centre is around three miles away.

Local schools are excellent, and the leisure facilities are superb, with Meanwood Park and The Hollies only a short walk from the property. Meanwood has several gyms, including a David Lloyd Leisure Club.

The entrance to the communal area that gives access to the apartment is found in the corner of the development and is tucked away. A staircase leads to the first floor.

This stunning apartment has high ceilings and large windows throughout, adding to its appeal. The living accommodation comprises a commanding hallway. The hallway leads to the open plan living space, which comprises a stunning kitchen, dining area and sitting room, the principal bedroom, a large second bedroom and a beautiful, stylish bathroom.

The development benefits from ample parking. The apartment has two allocated spaces. However, the development operates on a first-come, first-served basis.

To conclude, a wonderful apartment that is finished and presented to the highest standards, while being located in the heart of Meanwood.

This property will certainly be popular given its vast size, stunning finish, location and price point.

### COMMUNAL HALLWAY & STAIRWELL

Entering the Tannery Park development, you step through a timber door which leads into the communal hallway and stairwell. The apartment is on the first floor, and visitors can telephone the apartment via an intercom, which has an automatic door release.

#### HALLWAY

The apartment's hallway is finished in a neutral and stylish tone with coving to the ceiling. A lovely floor exists, and the hallway has a high ceiling. The telephone intercom for the communal front door is located here. The hallway leads into the open plan living area, principal bedroom, bedroom two and the bathroom.

#### OPEN PLAN KITCHEN, DINING AND SITTING ROOM

This beautiful open plan space comprises a stunning kitchen, dining area and sitting room. Four large windows allow plenty of light to flood into this space and offer dual aspect views. A stunning tiled herringbone floor is throughout this space with dual-zone electric underfloor heating. The kitchen comprises ample cupboard space with a stunning Minerva Cooper Fleck island and worktops. The kitchen appliances comprise an integrated oven, a four-ring induction hob with an extractor hood above, an integrated fridge & freezer, an integrated dishwasher, and an inset sink with drainage channels cut into the worktop. The dining area has a dining table which has been designed and bespoke built to tuck into the island when not in use. This open plan space is decorated in a stunning neutral tone, again with a high ceiling.

#### PRINCIPAL BEDROOM

A commanding principal bedroom that is decorated in a neutral and modern tone with a high ceiling. Two large windows allow ample natural light to pour in with a lovely view out.

#### BEDROOM TWO

A spacious bedroom that is decorated in a neutral modern tone with a large window.

#### BATHROOM

A stunning tiled bathroom that comprises a bath with a rain dance shower head, a second flexible shower hose and a glass screen. A wall-mounted wash basin, a wall-mounted toilet and a towel radiator exist. The bathroom has a high ceiling with inset spotlights.

#### THE GROUNDS

The grounds of the development are well presented and surrounded by ample green spaces with tree-lined roads and mature, well-tended borders. An open-air visitor centre details the history of the development from its days as a working tannery through to its inception as a residential complex. There are also details of the walks nearby, particularly the Meanwood Valley Trail. The Meanwood Valley Trail is accessed within moments from the apartment with direct access to Meanwood Park. The Meanwood Beck runs through the grounds of Stone Mill Court, making this a highly desirable and tranquil place to reside. Ample parking is found at the development.

#### IMPORTANT INFORMATION

Tenure - Leasehold - 125 years from 31st March 1998. 98 years remaining.

This apartment has a share in the Freehold.

Service charge including buildings insurance and ground rent £150.00.

Council Tax Band C.

1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand the source of any funds used in a property transaction. As part of our due diligence process, all purchasers and individuals providing funds (including giftors) will be required to provide: Proof of identity, Proof of address and Evidence of the source of funds. We carry out electronic anti-money laundering (AML) checks on all buyers and giftors. A non-refundable fee of £36.00 (including VAT) will be charged per individual to cover the cost of these checks. We apply a risk-based approach in line with regulatory requirements. This means the level of information and documentation we request may vary. In some cases, additional evidence may be required to meet our obligations under the regulations. All requested documentation must be provided in full for us to proceed with the transaction. Failure to comply may result in delays or the inability to continue with the process. Please note: Where we have knowledge or suspicion that a transaction involves criminal property or money laundering, we are legally required to make a report to the National Crime Agency (NCA).

2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

3. Measurements: These approximate room sizes are only intended as general guidance.





Total Area: 68.9 m<sup>2</sup> ... 741 ft<sup>2</sup>

All measurements are approximate and for display purposes only

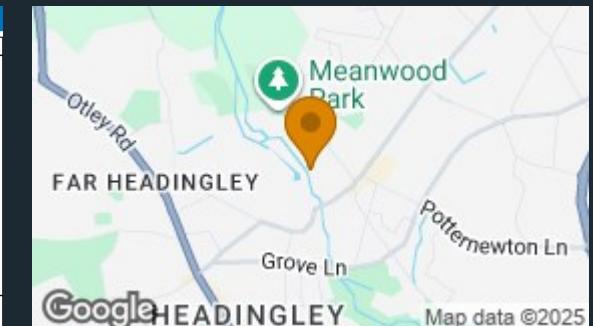
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

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**Local Authority**  
Leeds City Council

**Council Tax Band**  
C

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	





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