



Sandhills | Thorner | LS14 3DF

Guide Price £950,000

Detached house set in approx 2 acres | Council Tax Band G | EPC Rating D

Emsleys | estate agents

Meadowcroft lies in a serene setting within the exclusive conservation area of Sandhills, Thorner and presents a rare chance to create a bespoke home in a sought-after location. The ample space both inside and outside provides endless possibilities for personalisation and development. Boasting approximately two acres of land and nearly 6000sq ft of living space, the house features three reception rooms, each with its own unique charm including high ceilings, fireplaces, large windows, and direct access to the garden. Add to that a billiard room, sun room, conservatory and office space you will start to get a feel of the space available in this impressive residence.

But that is not all! - Meadowcroft has been extended from its original plan to include an indoor swimming pool (currently boarded over and de-commissioned) with a changing area, shower room, its own kitchen area and utility room - with some renovation this would make a fabulous space for summer parties!

The second floor benefits from four double bedrooms, the spacious master bedroom includes an en-suite bathroom with a separate walk-in shower, whilst one of the additional bedrooms also benefits from a dressing room and a second en-suite bathroom. Outside there is ample parking, triple garaging and extensive gardens with a small woodland area with a stream within the property boundary.

Situated on the outskirts of Thorner village on the North East side of Leeds. This semi-rural location still has easy access to surrounding commercial centres including Harrogate, Wetherby and York. The area is served well with good shopping and sporting facilities together with most denominations of schools including Leeds Grammar School and is placed well to several other private educational facilities including Gateways School at Harewood and Ashville College in Harrogate. Also well placed for access to the A1M opening up the national motorway network with Leeds Bradford Airport approximately 9 miles away.

Ground Floor

Entrance Porch

Entrance Hall

Staircase rising to the first floor and access to the main receptions rooms and ground floor shower room.

Living Room 5.11m x 3.89m (16'9" x 12'9")

Feature fireplace incorporating a gas fire with marble back and hearth. A window is placed to the front elevation and double doors open to the;-

Sitting Room 3.45m x 6.94m (11'4" x 22'9")

A further large reception room with a log burning stove, access to the conservatory and sun room and direct access to the garden through patio sliding doors.

Conservatory 4.45m x 3.25m (14'7" x 10'8")

French doors to access the gardens and having a glass roof.

Library/Study 3.45m x 2.79m (11'4" x 9'2")

Situated off the sitting room with extensive shelving and window to the front elevation.

Sun Room 3.28m x 2.64m (10'9" x 8'8")

A further addition with access to the rear garden and windows to the side and front aspects.

Dining Room 5.11m x 3.96m (16'9" x 13'0")

With a feature fireplace having a stone mantel and log burning stove, a window placed to the front and access to the kitchen.

Kitchen 3.58m x 3.86m (11'9" x 12'8")

Fitted with some pine wall and base units with a composite inset sink, gas hob and eye level electric oven.

Utility Room 3.45m x 2.34m (11'4" x 7'8")

Fitted with wall and base units with a 'Belfast' ceramic sink and plumbed space for a washing machine. Window and door to the rear garden.

Shower Room 2.31m x 1.73m (7'7" x 5'8")

Shower enclosure, hand wash basin and close coupled w.c. Window to the rear.

Billiard room 6.49m x 7.06m (21'4" x 23'2")

Built over the triple garage, this fabulous space used to house a full size snooker table. There are windows to both the front and rear aspects and a large storage room. A door opens to a spiral staircase which leads down to the pool room and gym.

First Floor

Landing 4.64m x 1.75m (15'3" x 5'9")

With access to all four bedrooms and the house bathroom.

Master Bedroom 3.38m x 7.34m (11'1" x 24'1")

A spacious double bedroom with wardrobes to one wall, three windows with views across the extensive gardens, woodland and fields beyond. A door to the side elevation opens to a balcony area which is south-facing.

En-suite Bathroom

Divided into two bathing areas - one with a spa/whirlpool bath and twin hand wash basins - the other with a large shower enclosure, w.c and bidet.

Bedroom 2 5.18m x 3.90m (17'0" x 12'10")

A second double bedroom placed to the front. A door opens to a dressing room which is fitted with wardrobes.

En-Suite Bathroom

Panelled bath, concealed cistern w.c and a vanity hand wash basin.

Bedroom 3 3.56m x 3.90m (11'8" x 12'10")

A large double bedroom with a window overlooking the front aspect.

Bedroom 4 3.15m x 3.89m (10'4" x 12'9")

A fourth double bedroom with built-in storage and a window with views across adjoining farmland.

Study 1.55m x 1.75m (5'1" x 5'9")

A smaller sized room which could be used for extra storage, a nursery or office space?

House Bathroom

Fitted with a white suite which comprises;- panelled bath, pedestal hand wash basin and close coupled w.c.

Loft Room 3.96m x 7.75m (13'0" x 25'5")

Access only from the second staircase. An ideal hobby or craft room with two 'Velux' windows to the rear.

Basement level

Pool Room 11.89m x 7.01m (39'0" x 23'0")

The former indoor pool room houses a kitchen area with counter space and base units which would make a great bar! The pool has sadly being de-commissioned and boarded over but can still be accessed via the trap door which has a wooden staircase leading down. A lobby area opens to the rear door which gives access to the gardens.

Dressing Area & Shower room

The changing area offers a shower enclosure and space to hang up your bathing suit.

WC

Fitted with low flush w.c and hand wash basin.

Gym 3.03m x 4.79m (9'11" x 15'9")

Stairs lead down to a lower level where there is ample space for a variety of gymnasium equipment.

Utility Room 2.94m x 4.79m (9'8" x 15'9")

Fitted with base storage units with a stainless steel sink, drainer and mixer tap. Sliding patio doors give access to the exterior where steps lead up to the garden.

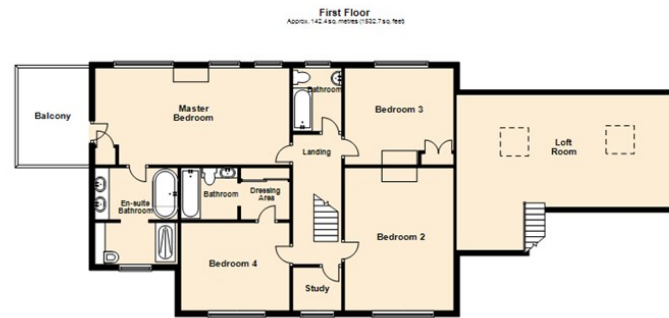
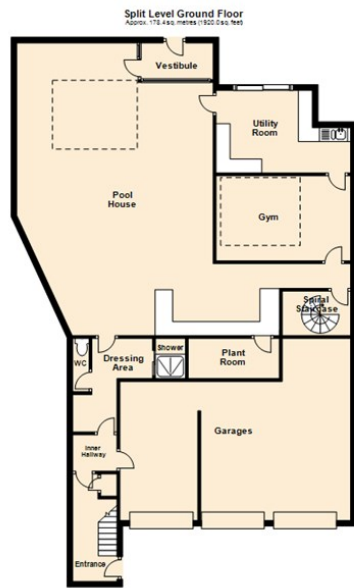
Garages 4.95m x 8.22m (16'3" x 27'0")

Three garage spaces with up-and-over doors and a wall mounted central heating boiler. One of the garage spaces has been fitted with a workbench and shelving.

Exterior

The property is accessed via a remote controlled electric gate which opens to a parking area and driveway in front of the triple garage. An access path leads to the side and rear gardens. The plot extends to almost two acres in size in total, with a more formal garden close to the house, vegetable beds and a summer house. The garden extends and travels downwards to a woodland area with 'Mill Beck' running through it.





Total area: approx. 552.1 sq. metres (5727.6 sq. feet)



These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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