

LAYTONWOOD LAYTON ROAD  
LEEDS, LS19 6QT

£3,750,000  
FREEHOLD

Laytonwood, a home like no other, where theatrics and lifestyle entwine to create a masterpiece. Designed across four floors, each unique and with its own story to tell, this property encapsulates luxury.

MONROE

SELLERS OF THE FINEST HOMES

# LAYTONWOOD LAYTON ROAD

- Triple glazed glass on the North Side of the house
- Pergola with 3 heat lamps
- Terraces with frameless glass
- Views extending to the Pennines
- A house that provides a lifestyle
- Built in sound system throughout the house
- An abundance of reception space including a bar and pool table
- One-of-a-kind property
- Excellent school catchment
- Boasts the best in amenities



## Laytonwood

Laytonwood, a home like no other, where theatrics and lifestyle entwine to create a masterpiece. Designed across four floors, each unique and with its own story to tell, this property encapsulates luxury.

Built on over 4.5 acres of land in 2014/15 by the current owners, this magnificent family home offers immaculate accommodation accompanied with high specification finishes, exquisitely landscaped gardens and state of the art entertainment spaces.

Upon arrival at the property, you are immediately struck by an architecturally stunning residence built from punched face stone, with aspects of glass and cedar cladding. A spacious courtyard provides access to an integrated double garage and an abundance of parking for up to 12 vehicles.

As you step inside, you are immediately greeted by an awe-inspiring reception area featuring a bespoke galleried staircase and floor-to-ceiling glass doors offering breathtaking views extending to the Pennines. This property boasts underfloor heating and a Lutron lighting system throughout.

The open-plan kitchen-living-diner exudes sophistication, offering a space designed for cooking, dining, and socialising in style. A fully fitted Siemens kitchen seamlessly blends with stunning Corian worktops, a large kitchen island complete with a breakfast bar, integrated Siemens appliances and Miele wine coolers. The elegant living area features a gas fireplace encased in a contemporary media wall, a built-in sound system, and full-height glass doors that lead to a

picturesque balcony lined with frameless glass. The balcony is truly remarkable, it overlooks the private gardens and paddock, offering a stunning view.

The ground floor of this expansive property also offers a formal living room complete with Stûv log burner, a snug with banquette seating and media wall, and WC complete with Villeroy & Boch sanitary wear.

An exquisite spiral staircase leads from the kitchen to the most incredible entertainment space. Fitted with a showstopping bar, pool table, gas fire and lounge area... imagine the parties! Through double doors, you'll find yourself in a further reception room. Featuring a clad media wall and full height glass doors that open onto the terrace it allows for the seamless expansion of the living space. A fully equipped gym along with a steam room, sauna, WC and storeroom complete the lower ground floor – this combination makes for a truly enviable home.

The first floor of Laytonwood boasts an elegant principal suite with a luxurious ensuite, a fitted walk-in wardrobe, a discreetly built dressing table hidden behind a stud wall, and terrace access. Additionally on the first floor there is a bright and airy mezzanine and a further two bedrooms, sharing a gorgeous Jack-and-Jill ensuite with stand-alone bath and twin sinks. At present, the owners use one of the bedrooms as a lounge.

On the top floor there is a further two double bedrooms both with impressive ensuites and an abundance of fitted storage.

The extensive grounds are impeccable. Separated by stone gabions, the spectacular terrace offers ample seating and dining areas. A stunning pergola and stone fire pit create the perfect sanctuary to retreat with all the family. Fancy hitting a few golf balls? This home has you covered, as it comes complete with two holes of golf. A private annexe situated above the garage benefits from a fitted kitchen-living-dining area and WC with shower.

#### REASONS TO BUY

- Architecturally Stunning
- Immaculately presented
- A house that provides a lifestyle
- Situated on over 4.5 acres of land
- 5 double bedrooms, all of which are enSuites
- Sensationally landscaped gardens with an adjoining paddock
- Spacious courtyard with parking for 12 vehicles
- Incredibly high specification throughout
- Bespoke galleried staircase
- An abundance of storage throughout the entirety of the property

#### ENVIRONS

Local shopping facilities, inviting cafes, and cozy pubs are all within easy reach, making everyday living a breeze. Renowned private schools of Woodhouse Grove and Bronte House are just a short drive away. Micklefield and Horsforth Parks, and Horsforth and Rawdon Golf and Lawn Tennis Club

are both a short walk away. Close to hand are also the villages of, Horsforth and Guiseley. Commuters will appreciate the property's proximity to the Leeds/Bradford area, easy access to the national motorway network, and the convenience of Leeds/Bradford Airport. For those who prefer public transport, nearby train stations are available in Horsforth or Apperley Bridge.

#### 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 - Call Monroe on 0113 870 4443

Viewings by appointments only.

## LAYTONWOOD LAYTON ROAD





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## ADDITIONAL INFORMATION

**Local Authority** – Leeds City Council

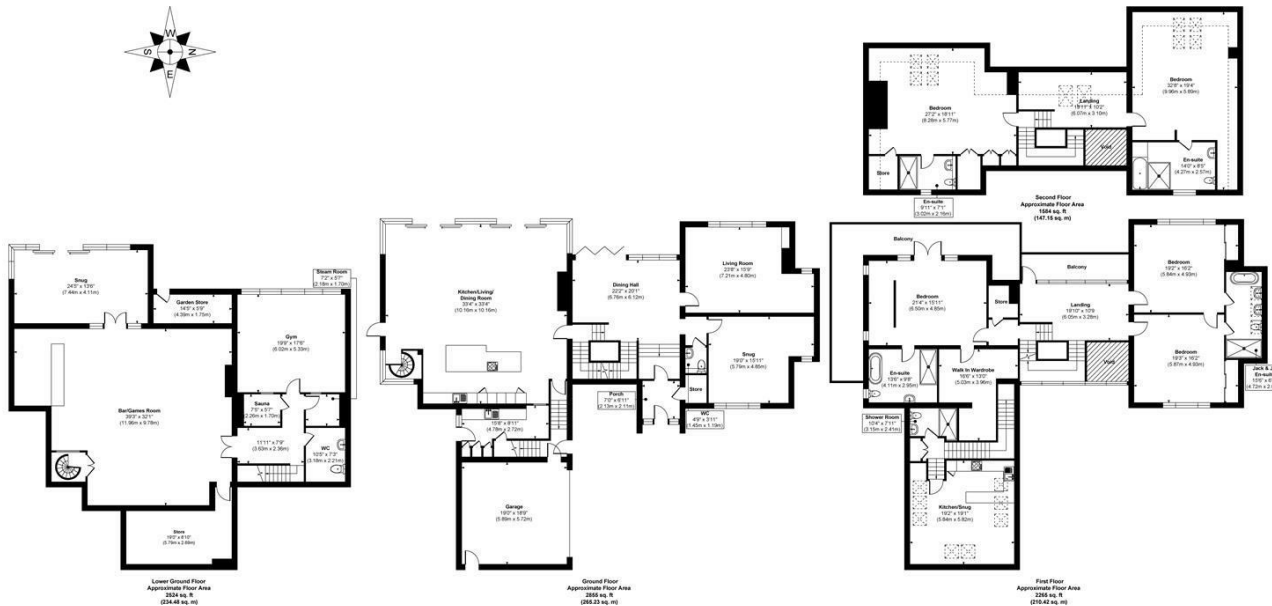
**Council Tax** – Band H

**Viewings** – By Appointment Only

**Floor Area** – 9228.00 sq ft

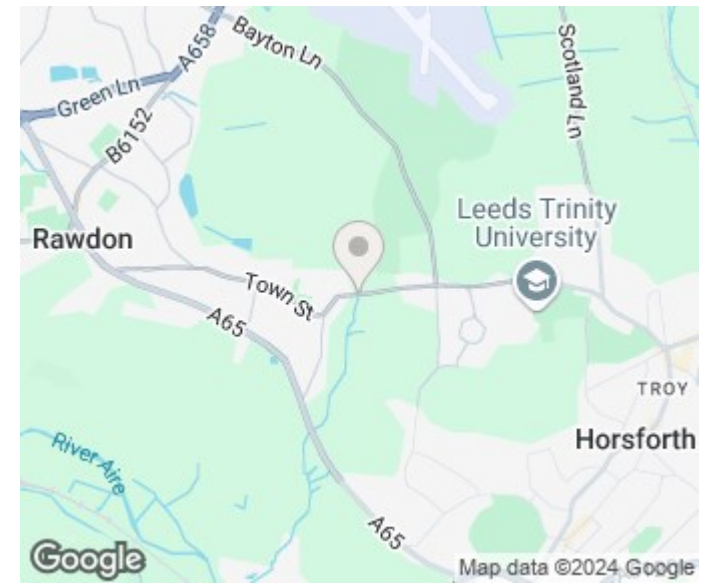
**Tenure** – Freehold





**Approx. Gross Internal Floor Area 9228 sq. ft / 857.28 sq. m**

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) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>87</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			
<b>England &amp; Wales</b>		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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