



TARN LANE
LEEDS, LS17 9JP

£1,600,000
FREEHOLD

****SITUATED ON A GREAT PLOT*** Are you in search of a luxurious detached family home offering ample space, abundant natural light, and stunning views?

MONROE

SELLERS OF THE FINEST HOMES

TARN LANE

- Outstanding Family Home
- Spacious and Modern
- Four Bedrooms
- Open Plan Living
- Large Driveway
- Double Garage
- Rural Walks Locally
- Fantastic Travel

Links

Stone Mill

Monroe presents an exceptional and enchanting family residence, Stone Mill, a captivating four-bedroom detached home nestled within expansive gardens in a picturesque semi-rural environment. Situated in this prestigious location, the property is conveniently accessible from the neighbouring suburbs of Shadwell, Alwoodley, Bardsey and Collingham, all of which boast quality amenities, several championship golf courses, and The Grammar School at Leeds. Wetherby, Harrogate, and Leeds City Centre are just a short drive away, and the nearby A1/M1 link is perfect for national commuters.

As you enter the property, you are greeted by a spacious entrance porch, leading into an impressive central reception hall. This hall provides access to all principal rooms, including a formal lounge with bi-folding doors leading out to the patio area, a separate sitting room ideal for use as a snug or playroom, a study, and a guest w/c.

The open-plan family dining kitchen is a captivating focal point of this stunning home. It features underfloor heating, a range of integrated Miele and AEG appliances, and a striking island with a built-in hob. The spacious dining and living area is adorned with bi-folding doors that lead to the outside and two large Velux windows that flood the space with natural light. There is a utility room connecting to the kitchen,

offering easy access to the outdoors.

On the first floor, the master bedroom includes its own dressing room and a fully tiled en-suite bathroom. In addition, there are three other well-sized bedrooms. Two of these bedrooms share a Jack and Jill bathroom, and there is a separate house bathroom on this floor. All bathrooms are equipped with underfloor heating and heated towel rails.

Situated on an expansive plot, this home features beautifully landscaped gardens, with extensive lawns and well-defined boundaries for privacy. The spacious patio area is perfect for hosting outdoor gatherings. The property is accessed via electric gates and offers ample parking for multiple vehicles, along with a detached double garage.

This property is unmissable, offering ample space and modern living perfect for growing families.

Why you'll love this home:

- Spacious family living with stunning countryside views
- Just 5 minutes from local amenities
- Scenic walking trails right at your doorstep
- Located on a large plot for added privacy and outdoor space (Approx 1 3/4 acres)
- Features 4 exceptional bedrooms
- Includes a generous double garage for ample storage



and parking

- Nearby outstanding schools such as The Grammar School at Leeds

ENVIRONS

This exceptional property is situated on Tarn Lane, just off Ling Lane in Scarcroft. Despite its tranquil setting, this home is conveniently located only a 20-minute drive from Leeds City Centre and a 15-minute drive to Wetherby. The Grammar School at Leeds is just a short drive away at Alwoodley Gates, and there are numerous trendy shops along Street Lane in nearby Roundhay. The market town of Wetherby is also within easy reach and offers a wide range of day-to-day amenities.

SERVICES

We are advised that the property has mains water, electricity and gas. This property has private drainage.

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.

TARN LANE





TARN LANE

ADDITIONAL INFORMATION

Local Authority – Leeds City Council

Council Tax – Band G

Viewings – By Appointment Only

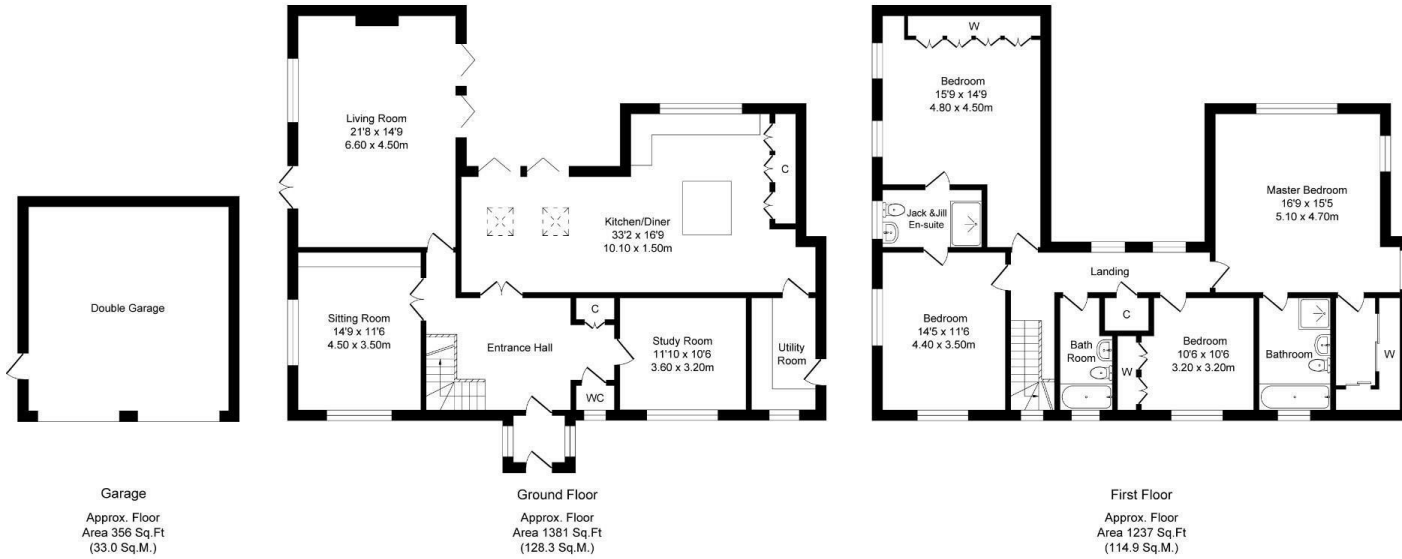
Floor Area – 2974.00 sq ft

Tenure – Freehold



Stone Mill
Total Approx. Floor Area 2974 Sq.ft. (276.3 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	82
(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	

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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