



HIGH FIELD HOUSE CROSS LANE

LEEDS, LS20 9NR

£1,500,000
FREEHOLD

A vast estate featuring two impressive residences, located just a short distance from Guiseley, set in an idyllic position boasting breath-taking, panoramic views over the Yorkshire Dales.

MONROE

SELLERS OF THE FINEST HOMES

HIGH FIELD HOUSE CROSS LANE

- Impressive Detached with Annex • 6701sqft • Sat on 0.8 of an acre • Seven bedrooms • Bespoke kitchens with marbles worktops • Two Yorkshire stone fireplaces • Versatile living options • Three garage blocks • Panoramic views over the Yorkshire Dales • A short distance to Otley Chevin



High Field House

A vast estate featuring two impressive residences, located just a short distance from Guiseley, set in an idyllic position boasting breathtaking, panoramic views over the Yorkshire Dales.

Upon entering the main house, you're welcomed into an entrance hallway that grants access to a bespoke fitted kitchen-diner that seamlessly blends stunning marble countertops and integrated NEFF appliances. A formal living room is centred around an impressive Yorkshire stone fireplace, offering a warm, inviting space for entertaining. A conveniently located WC completes the ground floor.

The lower ground floor offers versatile living options, whether you require a state-of-the-art cinema room, a home gym, or an extra guest room, the choice is yours. Upstairs, the first floor showcases a stunning principal suite, offering sweeping countryside views, a walk-in wardrobe, and an ensuite featuring double vanity basins, a separate shower, and a freestanding bath. An additional double bedroom with an ensuite completes this level.

On the second floor, you'll find two more spacious double bedrooms and an expansive family bathroom, complete with a freestanding tub.

The second residence mirrors the charm and luxury of

the main home. It features a bespoke kitchen with marble worktops, a central island, double undermount sinks, a coffee cabinet, and integrated appliances. Off the kitchen, there is a utility room and shower room for added convenience.

The formal living room is centred around another Yorkshire stone fireplace and opens to the courtyard through elegant glass doors. The master bedroom benefits from picturesque views of the Yorkshire Dales and a contemporary ensuite.

The first floor of this residence offers an additional double bedroom with original character beams and a private ensuite.

Externally the estate is accessed through an electric gate with a security intercom. To the front of the property is a vast private garden whilst to the rear is a stunning Yorkshire stone patio area. There are three garage blocks—one double garage with extra storage and two single garages, whilst a spacious courtyard provides parking for an abundance of vehicles all while enjoying the stunning views of the Yorkshire countryside.

REASONS TO BUY

- Dual residence estate

- 6701sqft
- Sat on 0.8 of an acre
- Seven bedrooms across both residences
- Bespoke Kitchens with marbles worktops
- Two Yorkshire stone fireplaces
- Versatile living options
- Three garage blocks
- Panoramic views over the Yorkshire Dales
- A short distance to Guiseley

Strictly through the selling agent-Monroe Estate Agents.

HIGH FIELD HOUSE CROSS LANE



SERVICES

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

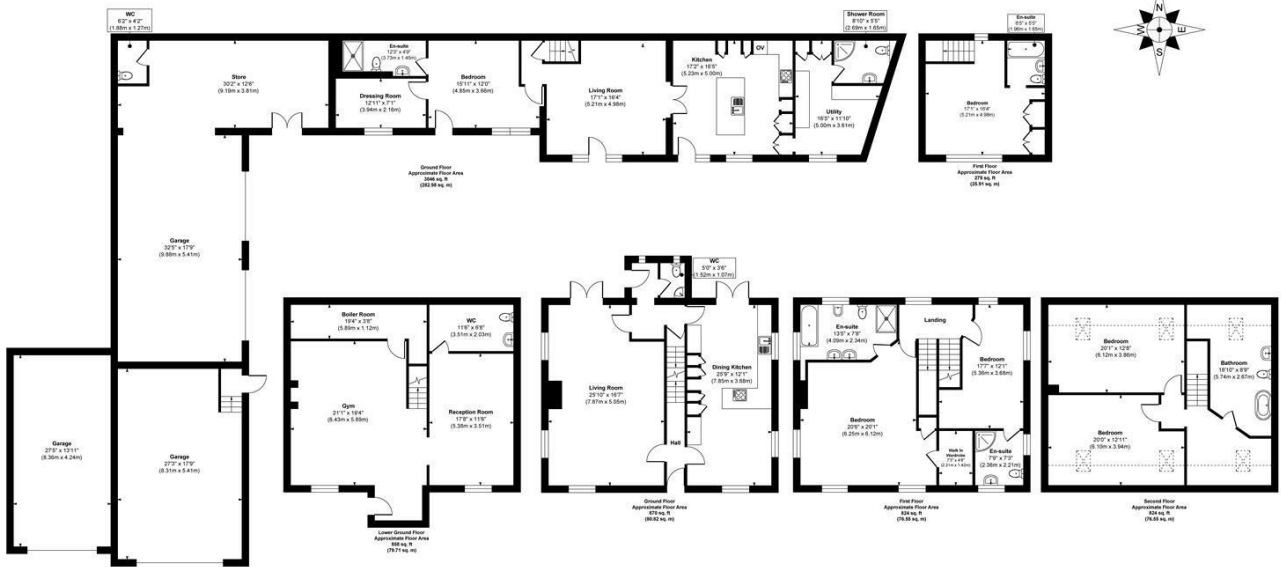
LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS



Approx. Gross Internal Floor Area 6701 sq. ft / 622.52 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) 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		

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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