



LAKESTREAM HOUSE

LEEDS, LS8 2UH

£1,395,000
FREEHOLD

Welcome to Lakestream House, a truly exceptional property that has remained off the open market for over a century. Once owned by the great-great-grandfather of Kate Middleton, the Princess of Wales, this historic home enjoys a prime location just minutes from picturesque green spaces, the highly acclaimed Roundhay Primary School, prestigious golf courses, and a selection of excellent restaurants and lively bars.

MONROE

SELLERS OF THE FINEST HOMES

LAKESTREAM HOUSE

- Stunning five-bedroom home
- Situated in an exclusive gated development
- Roundhay Primary School catchment and feeder school to the renowned Roundhay High School
- Open-plan kitchen-living-diner
- Utility and downstairs WC
- Sunroom with direct access to the garden
- Double garage with electric door
- Gorgeous south-facing rear garden
- Share in a two-acre nature reserve
- The highest specification throughout



Lakestream House

Welcome to Lakestream House, an extraordinary property that has not been sold on the open market for over a century. Formerly owned by Kate Middleton the Princess of Wales' great-great Grandfather this remarkable property is situated mere minutes from scenic greenery, the outstanding Roundhay Primary school, top-class golf courses, and an array of exquisite restaurants and vibrant bars.

This remarkable residence is part of an exclusive development comprising of just five properties secured behind electric gates. Upon entry, you are greeted by an incredible kitchen-living dinner that has been finished to the highest specification. This space is functional and beautiful, featuring a Nolte kitchen with integrated NEFF appliances, Silestone and laminate worktops, and a large breakfast island. Additionally, there's convenient access to a spacious utility room and a WC, as well as a sunroom that offers gorgeous views across the garden.

Lakestream House is home to an abundance of reception rooms, including a stunning formal living area that is flooded with natural light and benefits from a Dean Forge wood-burning stove. This incredible property accommodates five spacious bedrooms, a study, and a house bathroom equipped with Vitra and Grohe sanitary wear and fixtures. The owners currently use one of the bedrooms as a snug, featuring a

Charnwood C4 wood-burning stove.

The principal suite is nothing short of remarkable. A haven for relaxation, this bedroom benefits from bespoke fitted wardrobes, a feature log-burning stove, and a stunning ensuite with a walk-in shower. Every detail has been thoughtfully considered to create a luxurious retreat.

The property features a double integrated garage and a stunning south-facing rear garden with a terrace, perfect for outdoor entertaining. Incredibly this home benefits from two acres of nature reserve. Each owner within the private development shares a stake in a natural wildlife reserve that comprises one acre of woodland and one acre of wildflower meadow, along with approximately 600 meters of stream frontage to Wyke Beck and a large wildlife pond. This unique blend of luxury and natural beauty makes Lakestream House a truly special place to call home.

REASONS TO BUY

- Stunning five-bedroom home
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ENVIRONS

Roundhay is a highly sought-after North Leeds suburb that boasts a wealth of amenities. The conservation area in Roundhay offers scenic leafy surrounds, outstanding schools, and a selection of fine dining establishments and bars. Sports facilities are abundant, including tennis courts, several championship golf courses, and a bowling green, which are complemented by a variety of yoga studios, fitness centers, and the weekly park run hosted in Roundhay Park.

The ever-expanding Leeds Bradford International Airport is also just a short drive away, as is the national motorway network, making this property the perfect hub for both business and pleasure.

Leeds City Centre, Harrogate, York, and Wetherby are also easily accessible via frequent public transport links.

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

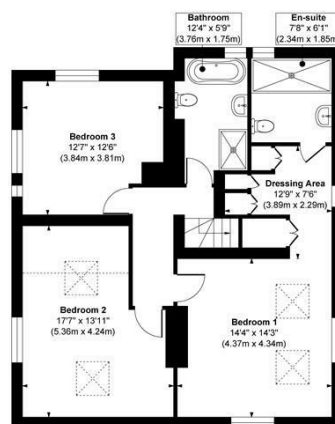
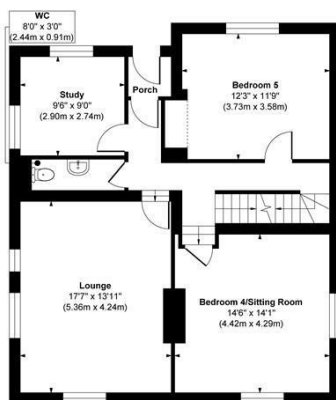
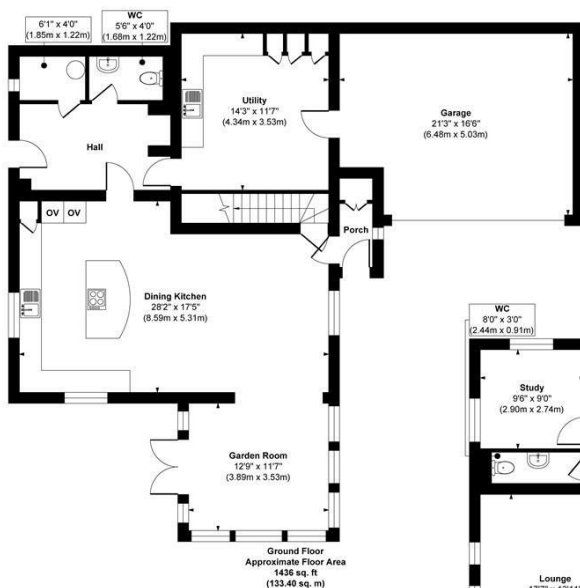
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

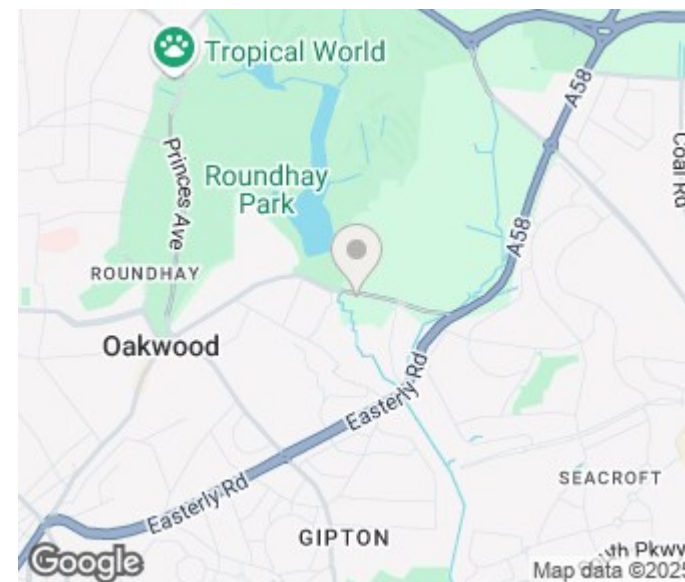
Strictly through the selling agent-Monroe Estate Agents.

LAKESTREAM HOUSE





Approx. Gross Internal Floor Area 3214 sq. ft / 298.58 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	73	77
(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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