



## 1 THE AVENUE HAREWOOD, LS17 9LD

1 The Avenue, Harewood, LS17 9LD

Grade II Listed | Approx. 6,300 sq ft | 1 acre | Planning Consent Granted

Set within the heart of the highly regarded village of Harewood, 1 The Avenue represents a rare and compelling opportunity to complete and personalise one of the area's most substantial and characterful period homes.

Dating back to the late 18th century and later extended, this impressive Grade II listed property sits within approximately one acre of private grounds and benefits from listed building consent

£1,800,000  
FREEHOLD

MONROE

SELLERS OF THE FINEST HOMES

# 1 THE AVENUE

- Stunning Grade II listed historic home
- Six spacious bedrooms and three bathrooms
- Beautiful handmade bespoke kitchen with granite and hardwood worktops
- Integrated Miele appliances plus traditional AGA
- Five charming feature fireplaces throughout the house
- Three elegant reception rooms plus welcoming entrance hallway
- South and east-facing landscaped gardens for plenty of sunlight
- Alarmed garage, courtyard, and driveway with parking for 12 vehicles
- Grounds extend to approximately one acre of private land
- Opportunity to acquire additional neighbouring land from Harewood Estate



## 1 The Avenue

Set within a prestigious conservation area in the heart of sought-after Harewood, The Avenue is a distinguished Grade II listed home offering six bedrooms and three bathrooms 2 W/C's, beautifully positioned within over an acre of landscaped grounds. Originally built in 1780 and thoughtfully extended during the 19th and early 20th centuries, the property combines timeless period character with generous, flexible accommodation well suited to modern family living.

Grade II listed building consent has already been granted, presenting a rare opportunity to sympathetically enhance and develop this historic home to individual taste. The approved proposals include the conversion of the existing garages into a combination of home offices, gym space and ancillary outbuildings, along with the conversion of an existing outbuilding into a self-contained annexe—ideal for guests, extended family or staff. Planning has progressed positively, with the current owners having received confirmation that the scheme is acceptable in principle, offering valuable clarity and confidence in such a tightly controlled setting.

Despite its central village position, the house enjoys a strong sense of privacy, aided by mature trees, expansive gardens and a considered orientation, with open views across neighbouring greenbelt land. South-

and east-facing outdoor spaces provide calm, sheltered areas that effectively buffer the surroundings, while the village location offers excellent connectivity, highly regarded schooling and a vibrant community atmosphere between Leeds and Harrogate.

Externally, the property benefits from south- and east-facing gardens, an alarmed garage, courtyard and a substantial driveway providing secure parking for up to twelve vehicles. The grounds extend to approximately one acre, with the additional potential to acquire neighbouring land. This further land could allow for an alternative or reconfigured entrance access changed from The Avenue, enhancing both arrival and long-term privacy.

Further information, including planning documentation and layout proposals, is available to interested parties.

## REASONS TO BUY

- Substantial Grade II listed country home with listed building consent already granted, removing planning risk
- Rare opportunity to complete and personalise a landmark Harewood property
- Six-bedroom, three-bathroom accommodation offering flexibility for modern family living
- Characterful interiors featuring five original fireplaces and period detailing

- Three generous reception rooms arranged around a welcoming central hallway
- Established south- and east-facing gardens providing privacy, light and shelter
- Large driveway, courtyard and alarmed garage offering secure parking for up to twelve vehicles
- Approximately one acre of private grounds with mature boundaries
- Potential to acquire additional neighbouring land from the Harewood Estate, subject to agreement

opening up the national motorway network. Leeds Bradford Airport is approximately 9 miles away providing regular domestic and international flights. The surrounding cities and towns offer renowned shopping and recreational amenities all within easy driving distance of the famous Yorkshire Dales.

#### SERVICES

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

#### ENVIRONS

The property sits in the prime and highly sought-after village of Harewood which is conveniently placed between Leeds and Harrogate.

Harewood village offers several local amenities that include a thriving village hall which hosts several social events, a bustling coffee shop, the renowned Harewood Arms, an excellent primary school, alongside the village tennis courts, outdoor gym and children's play area.

Harewood is well placed to several popular private educational facilities which includes Gateways School in Harewood, The Grammar School at Leeds and Ashville College in Harrogate. Within a short distance of the local bus services, in particular the 'Number 36' that runs a regular service to Harrogate Spa town and Leeds City centre. The village is well placed for access to the A1M

#### 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  
Viewings by appointments only.

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## ADDITIONAL INFORMATION

**Local Authority** – Leeds

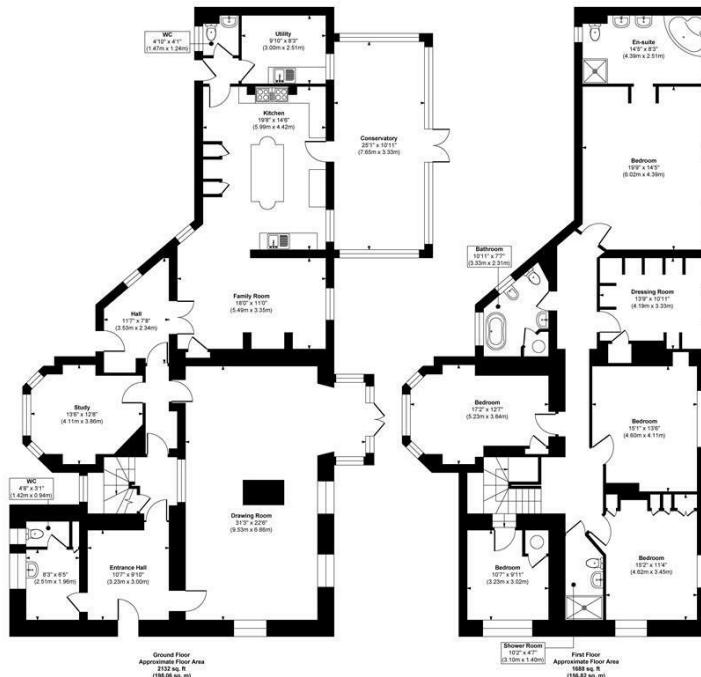
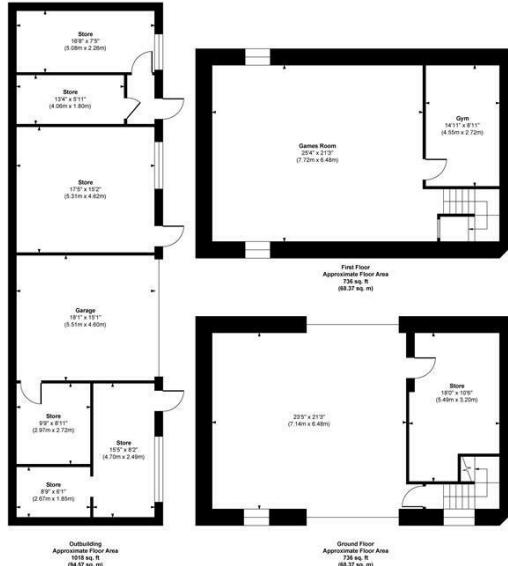
**Council Tax** – Band H

**Viewings** – By Appointment Only

**Floor Area** – 6310.00 sq ft

**Tenure** – Freehold





Approx. Gross Internal Floor Area 6310 sq. ft / 586.19 sq. m (Including Outbuildings)

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		89
(69-80)	C		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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