



BEECH HOUSE SCOTLAND LANE, HORSFORTH HORSFORTH, LS18 5HH

£3,750,000
FREEHOLD

A truly magnificent Georgian residence set within seven acres of private grounds, this Grade II listed home spans over 9,000 sq ft and showcases elegant interiors, an exquisite orangery, and a luxurious self-contained annex with cinema. Beyond the electric gates, discover refined living, exceptional entertaining spaces, and timeless grandeur in a setting of rare privacy and prestige.

MONROE

SELLERS OF THE FINEST HOMES

BEECH HOUSE SCOTLAND LANE,

• A Rare Opportunity Not to be Missed! • Chain-Free Purchase • 7 Acres and 9268 Square Feet • Georgian Grade II Listed Residence • Access Through Private Drive and Secure Electric Gates • Impressive Self-Contained Annexe • 8 Stunning Bedrooms • High Spec Appliances and Decor All Throughout • Cosy Cinema Room for Entertaining • Spacious Garage with Room for 5 Cars



Beech House

REASONS TO BUY

- Exceptional 9,000 sq ft residence
- Prestigious Georgian Grade II listing
- Seven acres of manicured grounds
- Majestic gated private approach
- Lavish Lacanche range kitchen
- Bespoke orangery for entertaining
- Imposing five-car detached garage
- Opulent annex with cinema suite
- Elegant bedrooms with en-suites
- Idyllic countryside setting and privacy

Monroe are proud to introduce this magnificent Georgian Grade II listed residence, set behind secure electric gates and approached via a private driveway. Surrounded by over seven acres of beautifully maintained grounds, this extraordinary home offers more than 9,000 square feet of internal space, blending timeless period character with refined modern touches across three floors, along with a collection of superb outbuildings.

The ground floor begins with a grand entrance hallway. To the right sits a formal living room with high ceilings, a feature fireplace and a bespoke bar area. To the left, a formal dining room leads through to a separate utility room and a discreetly positioned W.C.

At the heart of the home is a beautifully appointed open-plan kitchen and dining space, complete with integrated appliances, a breakfast bar, a wine cooler and a Lacanche range cooker. This space flows into the orangery, where a log-burning stove and views of the courtyard create the perfect atmosphere for entertaining in all seasons.

Walk through the orangery into the spacious reception hall, which includes an additional WC and a storage room with internal access to the garage. Ascend the spiral staircase to the living area, with a cinema room adjacent for cosy movie nights. Bifold doors separate the living area from the kitchen, which leads through to a versatile games room. From the games room, stairs lead up to two further bedrooms.

The first floor offers five bedrooms, three of which benefit from their own en-suites. Two of these also enjoy walk-in dressing rooms. A further house bathroom and a versatile room currently used as a nursery or office complete this floor.

On the second floor, two additional bedrooms provide the perfect space for guests, older children or home working.

Externally, the property continues to impress. A series of thoughtfully designed outbuildings include a fully equipped gym, a cinema room and a separate office.

The five-car garage is ideal for car enthusiasts or collectors.

Offering privacy, grandeur and unrivalled space inside and out, this exceptional home is a rare opportunity to secure one of the region's finest country residences.

ENVIRONS

This property is conveniently situated in Horsforth, a town rich with history, stunning parks and a vibrant community. Horsforth High Street boasts an array of amenities including monthly farmers markets, independent shops, several microbreweries and top-quality restaurants. Located within an excellent school catchment and surrounded by an abundance of sporting facilities such as Horsforth golf club, tennis club, cricket green, rugby pitch and skate park, there really is something for everyone. For commuters, Horsforth Train Station offers services which include Leeds City centre, Harrogate and York.

SERVICES

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

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.

BEECH HOUSE SCOTLAND LANE,







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ADDITIONAL INFORMATION

Local Authority – Leeds

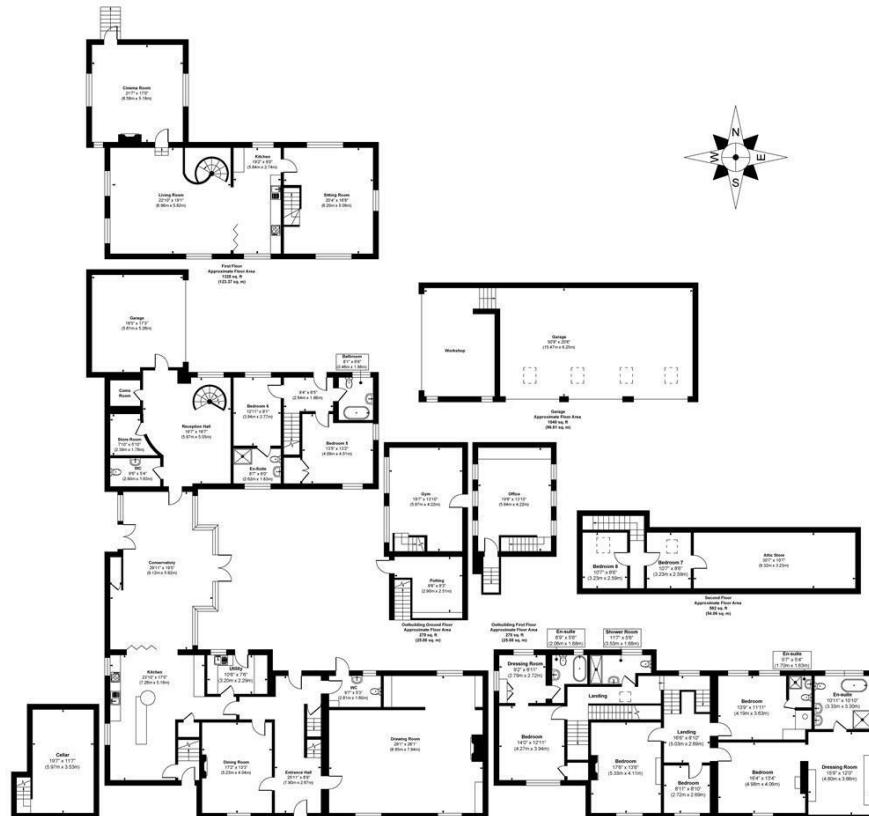
Council Tax – Band H

Viewings – By Appointment Only

Floor Area – 9268.00 sq ft

Tenure – Freehold





Approx. Gross Internal Floor Area 9268 sq. ft / 860.97 sq. m (Including Garage & Workshop)

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 | | 74 |
| (55-68) D | 67 | |
| (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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