

Oaklands Manor, Scarcroft, Yorkshire





One of Yorkshire's finest Georgian manor houses, standing in beautiful landscaped grounds and woodland with dramatic views.

Summary of accommodation

Main House

Ground Floor: Drawing room | Dining room | Library
Play room | Office | Breakfast room | Kitchen
Family room | Swimming pool | Gym | Jacuzzi

First Floor:

Principal Suite with its own morning room and dressing room
Six generous bedrooms with en suite bathrooms
Two bedroom guest suite

Basement:

Games room | Bar | Music room | Cinema room
Wine cellar

Garden and Grounds

Gardens | Woodland | Tennis court | Garage
Agricultural barn | Barn

In all about 59.41 acres



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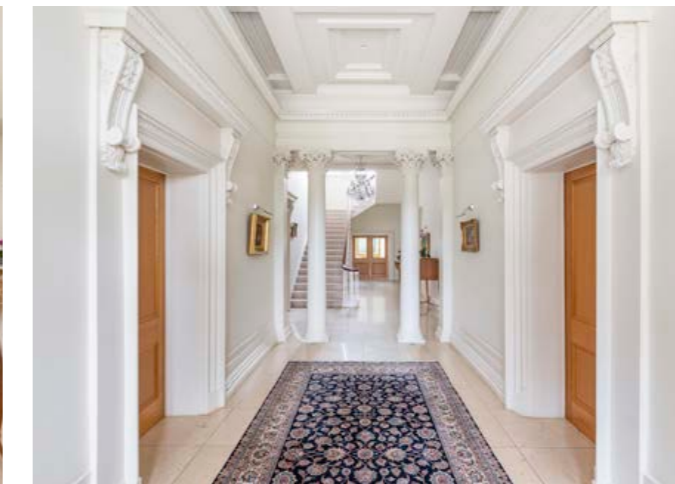
Situation

The property is situated on the outer fringes of Scarcroft village in a private corner of a small hamlet surrounded by open countryside, about six miles from Leeds City Centre. Despite the peaceful location the property is ideally placed for access to Yorkshire's commercial centres, including Harrogate and York.

The area is well served with retail and sporting facilities together with most denominations of schools, including the renowned Grammar School at Leeds about two miles away, as well as Gateways at Harewood and Ashville College

in Harrogate (about 13 miles). The village is located within easy access to the A1M opening up the national motorway network. Leeds Bradford Airport is about nine miles away providing regular domestic and international flights.

The surrounding villages provide a wealth of local artisan shops, sports clubs and numerous gastro pubs, as well as several first class golf clubs, including Scarcroft, Moor Allerton, Alwoodley and Moortown. The beautiful Yorkshire Dales National Park is also within a short drive (about 20 miles) providing a playground for avid outdoors enthusiasts.



Oaklands Manor

A handsome Grade II listed Georgian manor house occupying a discrete but commanding elevated position between the villages of Scarcroft and Thorner, set in about 60 acres of grounds, comprising of formal terracing, lawns, a walled garden, parkland and managed woodland surrounding a wildlife lake.

The house provides close to 15,000 square feet of beautifully presented and classically proportioned accommodation, including a host of formal and informal reception rooms, a total of eight bedrooms with bathrooms; six in the main accommodation and a further two in the guest suite.

The basement area is dedicated to entertainment and boasts two fantastic wine cellars no doubt commissioned by the original owner, a renowned Wine and Spirits Merchant. The current owners have retained one cellar for housing their wine collection and converted the second cellar to a modern bar. The remaining rooms at this level comprise of a music room, billiard room and a cinema.

A substantial leisure wing resides to the rear of the property incorporating an indoor swimming pool with jacuzzi and well equipped gym.

The garage currently houses three cars. In addition to the Manor there is a large agricultural barn accessed via a rear driveway, with potential for a variety of uses.



The House

Built in 1837 and originally known as Scarcroft Hill House, Oaklands Manor is one of the finest examples of Georgian architecture in the North of England. Amongst its owners have been two Lord Mayors, several notable industrialists and a well known Leeds surgeon. In the late 60s it was converted for use as offices and in 1984 it was purchased by a computer business and gradually extended. Thanks in part to the Grade II listing the original features and general internal layout of the building remained relatively untouched, preserving some magnificent period features, including the impressive Corinthian columned entrance hall, and some very ornate cornicing and ceiling medallions throughout.

In 2005 planning was obtained for conversion to nine apartments before being bought by the present owners who began a comprehensive program of renovation and refurbishment to return it to a single family home. The property has been sympathetically restored and extended. The improvements were carried out using traditional methods and materials to seamlessly blend the old with the new. In addition, the infrastructure had a complete overhaul, including Rako lighting, a unvented central heating system. Furniture designer Neal Jones was commissioned to build the fitted library and magnificent kitchen. The library and adjoining study, accessed by a hidden door, are fitted out in Macassar ebony and satinwood with accent nickel trim. The kitchen, hand built in book-matched walnut, has floor to ceiling storage along one wall and an impressive island.

This is a grand house, with perfectly proportioned rooms, bathed in copious amounts of natural light and enjoying contrasting views of the surrounding gardens and parkland. There is a room for all occasions and seasons, each beautifully decorated but ensuring the period features take centre stage. There are six generous bedrooms with ensuite bathrooms, including the principal suite with its own morning room and dressing room. The two bedroom guest suite can easily be incorporated into the main house making eight bedrooms in total.



Approximate Gross Internal Floor Area

House: 1,323 sq m (14,244 sq ft)

Garage: 67 sq m (726 sq ft)

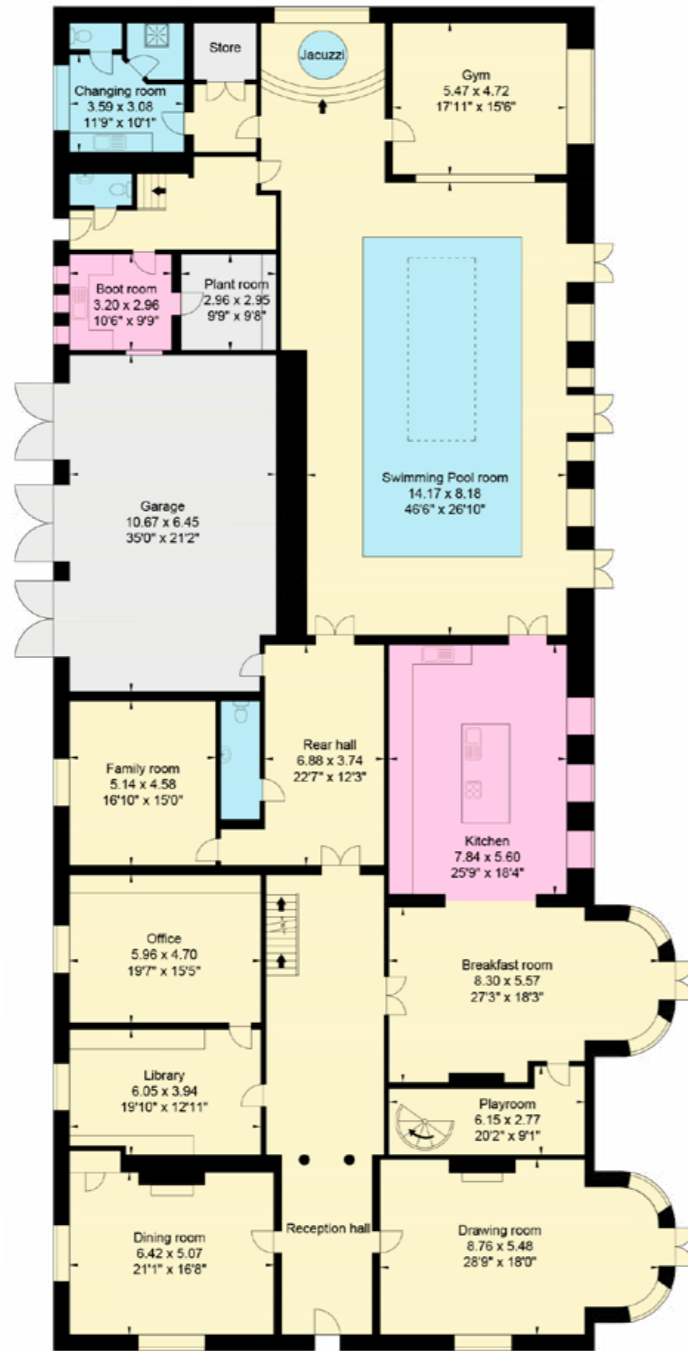
Barn: 571 sq m (6,143 sq ft)

Total: 1,961 sq m (21,113 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Lower Ground Floor



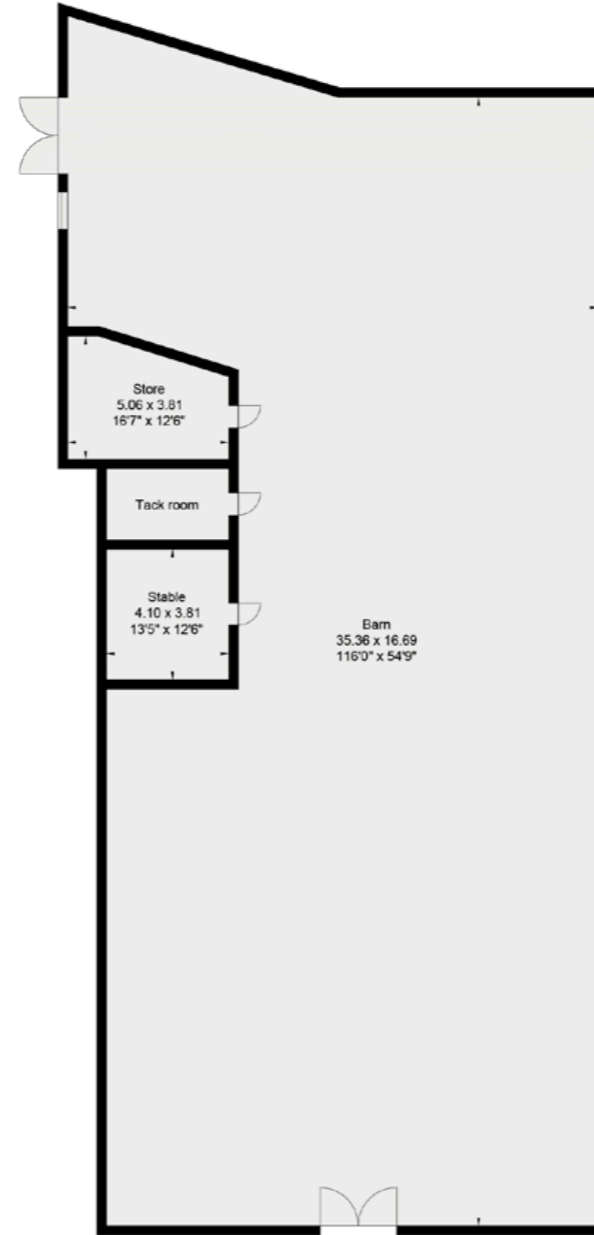
Ground Floor



First Floor



Second Floor



Not shown in actual location / orientation





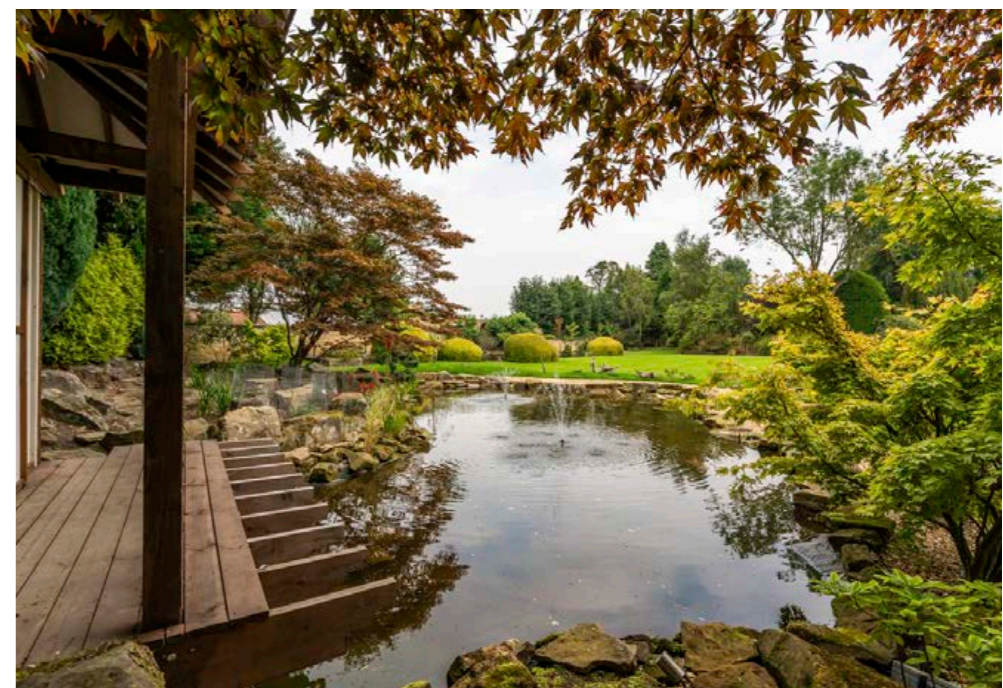
The Grounds

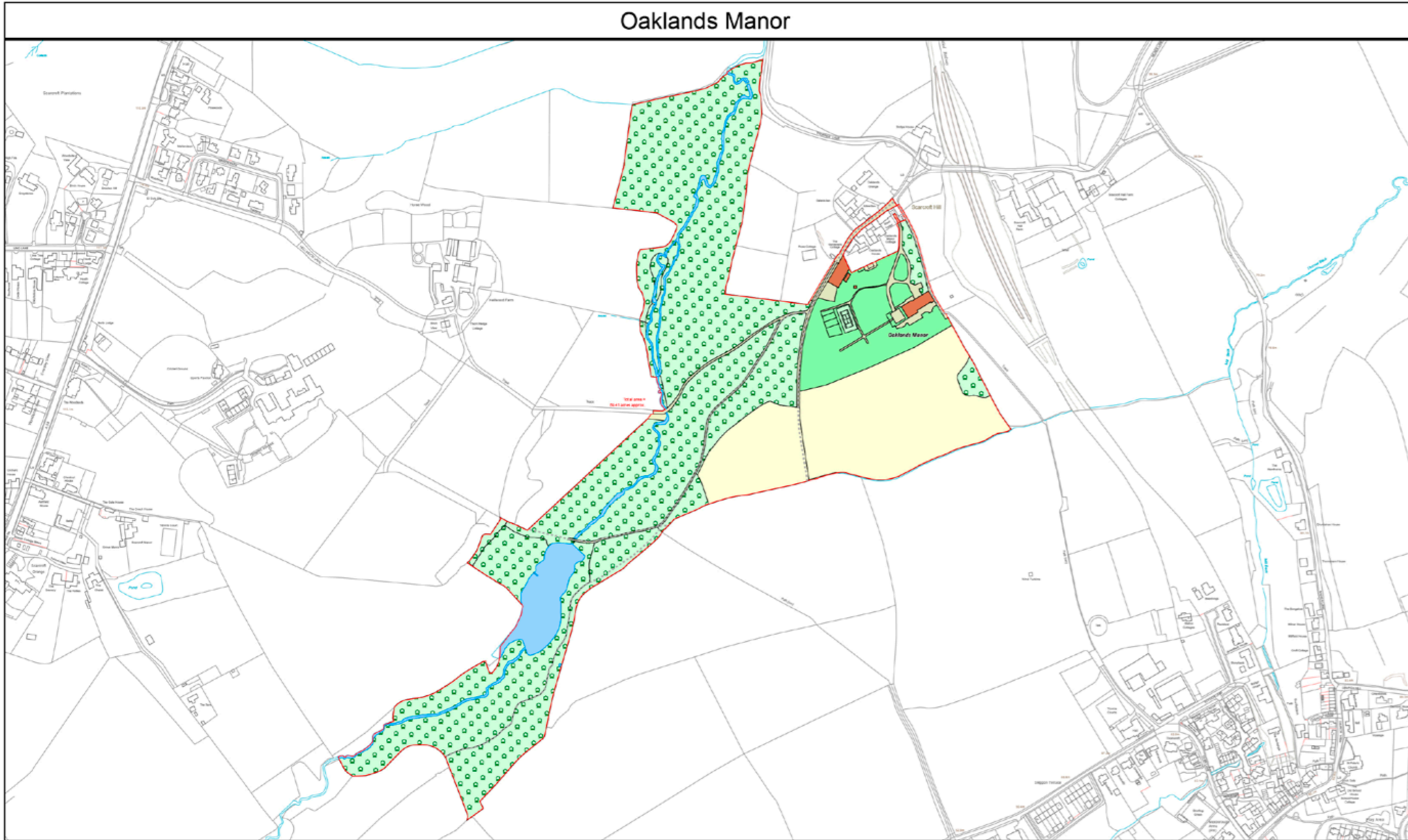
The house is approached via a gated tarmac driveway which dissects the lawned gardens, splitting to provide access to the formal entrance with its large gravelled parking area overlooking the grounds, and a service driveway to the day to day parking area and garaging. The gardens extend to a hedged and walled boundary to the north and east, dotted with specimen trees, the western flank being retained by an attractive brick wall which provides the perfect backdrop to an ornamental terraced garden and Japanese inspired pond area, complete with teahouse providing a superb vantage point.

The bulk of the grounds lay to the south and west, the manicured lawns formed into gentle terraces, dissected by gravel pathways passing a parterre and leading down to an all-weather tennis court and productive vegetable garden.

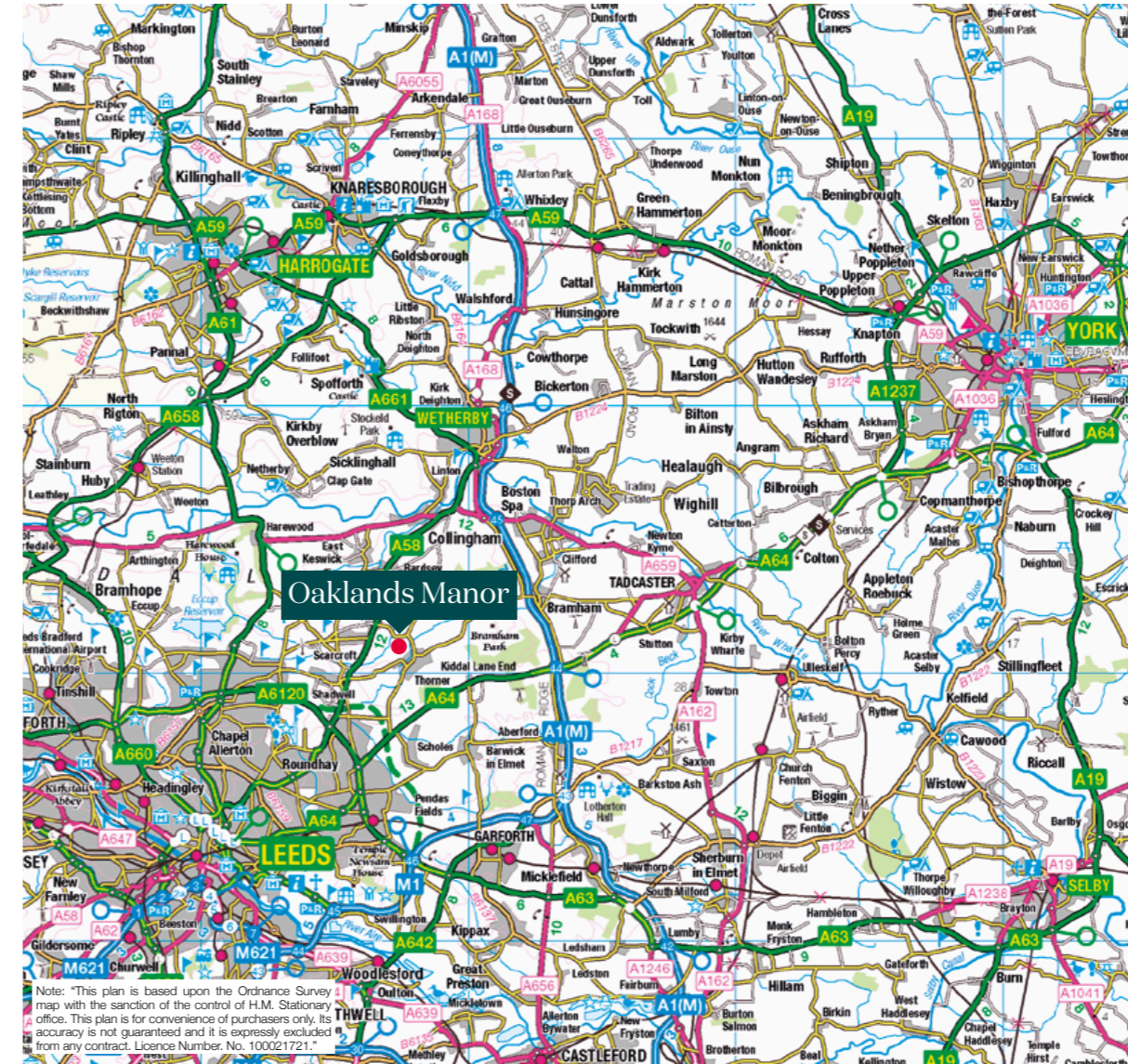
The lower garden, which extends to about 15 acres, is predominantly grassland providing ample grazing for horses or livestock, supported by a steel frame barn measuring approximately 116' x 59', accessed via a separate driveway. The remainder of the land, totalling about 40 acres, comprises of woodland, known locally as Kidhurst Wood and Hell Wood, originally planted for timber production and filled with a mixture of hardwoods, broadleaf species and larch. Scarcroft Beck runs through the wood and has been dammed at the southern edge to create an attractive ornamental lake.







LDS Ltd Plan Preparation Unit 15, Glenmore Business Park Telford Road Salisbury SP2 7GL (e) planprep@lds-survey.co.uk		Public footpath (approximate route)	Date: 30:04:24 Drawn By: CW Scale: 1:7000 @ A4 Plan Ref: 18762
			Title Oaklands Manor
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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- Property information**
- Tenure: Freehold.
 - Services: Mains water, electricity and private drainage. Gas central heating.
 - Local Authority: Leeds City Council
 - Council Tax Band: H
 - Rights of Way: There is a footpath on the furthest boundary from the property – see boundary plan.
 - Listing: The property is Grade II listed.
 - Directions (LS14 3AH): What3words - //conductor.litigate.flocking
- Viewings**
- All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



