



The Grove, 250 Main Street, Shadwell **LS17**

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NORTH  
RESIDENTIAL



# The Grove, 250 Main Street, Shadwell, **LS17**

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Built circa 1750 and once a former 'Gentleman's Residence' The Grove is a truly stunning family home, offering impressive and unique character whilst surrounded by beautifully landscaped, private grounds. Having undergone a significant renovation during the current ownership, the property has been maintained to a high standard, creating flexible living and entertaining space throughout.

Situated in the heart of Shadwell - one of North Leeds' most popular and social villages -The Grove is perfect for those looking to enjoy a rural village lifestyle, with Shadwell Primary School, local Post Office and Village Pub, all within walking distance.

The bustling City Centre of Leeds is only 7 miles away (20 minute drive) and offers superb facilities including well known shops, bars, restaurants.



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## Property Description.

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Upon arrival private electric gates lead to a sweeping crunch gravel driveway and turning circle, with ample parking. The property itself briefly comprises; a bright and welcoming central reception hall with an incredible 27'6 x 21'2 drawing room to the left, with open fireplace and striking picture window overlooking the grounds and tennis court. To the rear of the drawing room is a further garden room with fantastic private views and french doors leading out to the surrounding patio terrace - these two rooms create a perfect entertaining space.

To the right of the entrance hall is a WC, impressive snooker/games room with original panelling and archway to a separate bar area, a sitting room with log burning stove and built-in fish tank, a dining room with french doors and an open plan breakfast kitchen with integrated appliances, beautiful ceiling beams and Aga. Just off the kitchen is a utility room, a further garden room/large boot room and plant room for the outdoor heated pool.

To the first floor are six bedrooms - made up of a master bedroom overlooking the surrounding grounds with secret doors in the panelling leading through to a stunning ensuite bathroom with his and hers sinks, free standing bath and double shower. Across the landing are two double bedroom suites with tiled and stylish ensuite bathrooms, two further doubles, a single bedroom / home office and a beautiful, tiled house bathroom.

The property also benefits from a large accessible cellar with excellent head height and a 1141sqft converted garage, which the current owner has run a successful business from for many years - this cleverly converted space is extremely flexible and could offer a variety of uses, including a separate annex for relatives or a studio/gym.













Outside the private surrounding grounds extend to just over 2.4 acres and are mainly laid to lawn with mature trees and planted borders.

To the far end of the garden is a stone wall and archway which provides a superb viewing point to look back at the house, as well as far reaching countryside views in the other direction - beyond this point is a working garden area and access to a woodland.

Wrapping around the property is a generous stone terrace with two seating areas, colourful flowerbeds and manicured box hedging.

Across the lawn is a charming summer house with solar panels and a sheltered seating area as well as a tiki beach hut with sun loungers - this entire space is centered around the sunken heated pool - offering an incredible entertaining and party area for all the family.

Behind is a separate paddock and stables which can be accessed via a second gated entrance off the Main Street - Ideal for those looking to keep a horse at home or rent the land out to a local with equestrian interests.







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Particulars dated June 2022. Photographs and videos dated June 2022.

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