



EAST WING, MANSION HOUSE, CHAPEL ALLERTON    GUIDE £1,150,000



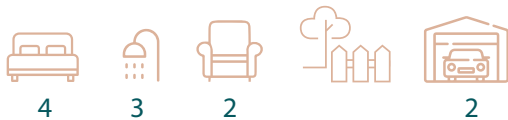
# A truly stunning Grade II listed home, in the heart of Chapel Allerton.

East Wing forms part of a spectacular regency mansion, originally dating back to the 1800's, having been beautifully developed and restored in 2019, this wonderful family home is situated on a bespoke gated development in the heart of Chapel Allerton.

The current owners have gone above and beyond to ensure all the original features have been restored and enhanced throughout. Each and every room in the property now boasts additional ornate corning and stunning ceiling roses.

Perfectly designed and styled throughout with lighting from renowned interior companies such as Pooky and Abigail Ahern, and drenched head to toe in colours from Farrow and Ball, creating a truly timeless finish.

\*The property benefits from double glazing throughout, two designated parking spaces, a generous wrap around garden and the remainder of a 10 year new homes warranty.



Tenure  
Freehold

Local Authority  
Leeds City Council

Council Tax Band  
G

EPC Rating  
C





# Property Description.

Upon entry of this spectacular and much-loved family home, is an impressive and welcoming entrance hall with Victorian style tiling, WC, generous utility room with plumbing for washer and dryer and a further cloaks cupboard for coats and boots.

Forming the ground floor is a truly incredible, open-plan living dining kitchen, with herringbone engineered oak flooring, which flows seamlessly throughout both this fantastic space and the adjacent drawing room.

This impressive room is a true showstopper and heart of the home, with soaring ceiling heights in excess of 14ft, ornate double-breasted cornicing, ceiling rose, large curved bay and triple aspect, floor to ceiling sash windows.

Perfectly divided to create a TV/sofa seating area, dining area, a central island with quartz worktop, sink, dishwasher, two wine fridges - one at either side - and breakfast bar with seating. There is also a full wall of bespoke shaker cabinetry, with built in fridge freezer, range cooker and ample worktop space. The current owners have thrown many parties whilst entertaining friends and family and this fabulous home has been a firm favourite.

The kitchen and hallway provide access to the adjacent formal sitting room overlooking the front garden, with two floor to ceiling sash windows allowing the light to pour in.

To the first floor are four excellent double bedrooms. The principal suite offers a 20'1 x 16'4 bedroom with curved wall and a beautiful tiled ensuite shower room, with his and hers sinks forming part of a bespoke vanity unit and a generous walk-in shower with Crittal style glass.

Across the landing is bedroom two/guest bedroom with a further stylish ensuite shower room and two further double bedrooms are serviced by the house bathroom, with herringbone tiles and both walk-in shower and roll top bath.







# Outside

Approached via private electric gates and intercom entry, there are two designated parking spaces in front of the property.

The wrap around garden is superb and the largest on the development. Mainly laid to lawn with mature trees creating excellent privacy and framed by laurel hedging and wrought iron railings, as well as ample space for outdoor seating - perfect for entertaining. There are also two generous external storage rooms, one for bins - keeping the development smart and tidy - and the other for bikes and garden equipment.

The village-like suburb of Chapel Allerton draws families and young professionals with excellent primary schools as well as catchment for the renowned Roundhay High School. There are extensive local amenities including a variety of cosmopolitan restaurants and café bars, supermarkets, and independent specialist shops.



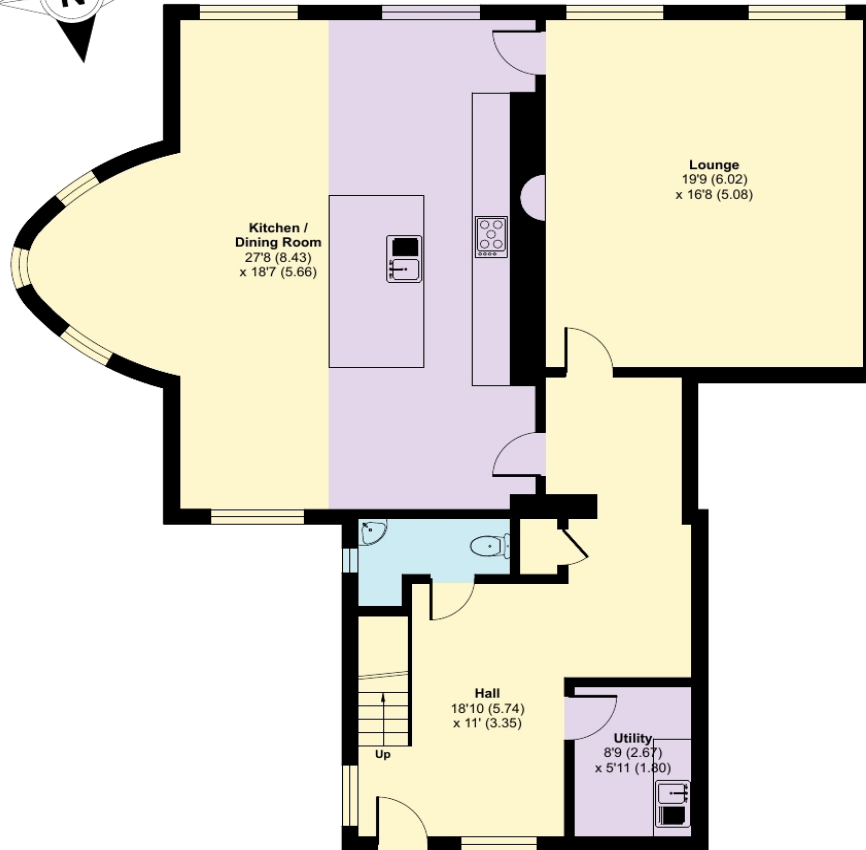




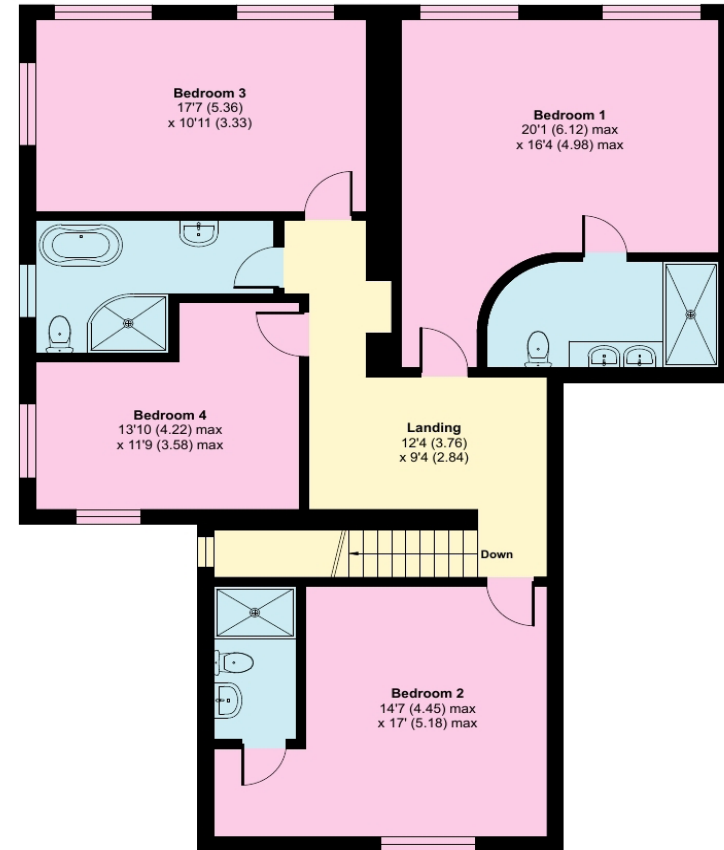
# Mansion Gate Drive, Leeds, LS7

Approximate Area = 2552 sq ft / 237 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for North Residential Leeds Limited. REF: 1191318

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Particulars dated January 2024. Photographs and videos dated January 2024.

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