



FLYING HORSE FARMHOUSE FLYING HORSE FARM

LEEDS, LS15 4NH

£1,250,000
FREEHOLD

Flying Horse Farmhouse is a charming, Grade II listed detached residence which offers over 3000 sqft of internal accommodation. This home offers exceptional standards of versatile, open plan living and benefits from a south-facing garden with views of the open countryside.

STAMP DUTY CONTRIBUTION AVAILABLE BY NEGOTIATION

MONROE

SELLERS OF THE FINEST HOMES

FLYING HORSE FARMHOUSE

- Grade II listed Farmhouse
- Detached residence of over 3000 sqft
- Spectacular views
- 5 bedrooms in total
- Open-plan, kitchen living diner
- House bathroom and 2x en suite
- South-facing garden
- High specification throughout
- Chain-free
- Stamp duty contribution available by negotiation



STAMP DUTY CONTRIBUTION AVAILABLE BY NEGOTIATION

Flying Horse Farmhouse is a fabulous, newly renovated, Grade II listed detached home, offering the perfect blend of modern, high specification and traditional character.

Entering the property through the main lobby you are greeted by a magnificent kitchen that blends original traditional character features with modern design and standards. Features include quartz worktops, integrated appliances, lots of storage and a breakfast island. The kitchen opens into a modern dual aspect dining area with extensive glazing and bifold doors that open onto the garden terrace and provide extensive views of the open countryside to the south. The internal lobby area leads to a ground floor double bedroom with its original feature fireplace and a stylish modern ensuite to the front of the property. To the south of the lobby is a fantastic formal lounge with herringbone flooring and a wood burner set in an original fireplace and stone hearth. A rear lobby provides a utility/boot room, complete with a Belfast sink, storage cupboards and appliance spaces. To the front of the rear lobby there are stairs leading down to the cellar and stairs up to a room that would make an ideal study, media room or additional bedroom.

There are two staircases which provide access up to two

further double bedrooms, a family bathroom and a gorgeous master bedroom with a private en suite.

The property is set in a generous plot with a glorious, South-facing garden from which to enjoy those fabulous views across open-countryside.

To find out further information on this superb new home, call Monroe.

ENVIRONS

Flying Horse Farmhouse is situated off York Road close to Thorner Village, a rural setting with ease of access to local amenities and amazing connectivity to Leeds and beyond! This popular and very convenient location is just a few minutes drive away from Junction 44 of the A1 (M). There are a selection of schools, local parks and an excellent array of shopping and leisure facilities, including The Springs at Thorpe Park, within the immediate area.

REASONS TO BUY

- An exciting and unique, bespoke luxury development
- Fantastic Southerly views
- An impressive detached residence of over 3000 sqft

- Lots of traditional character features
- Four impressive double bedrooms in total and a study/single bedroom
- 2 x en-suite bathrooms and a house bathroom
- Generous, open-plan reception space
- Plenty of storage
- Large private driveway with a triple bay carport and electric car charger

SERVICES

We are advised that the property has mains water and electricity with private drainage and LPG supply

LOCAL AUTHORITY

Leeds City Council

FLYING HORSE FARMHOUSE





FLYING HORSE FARMHOUSE

ADDITIONAL INFORMATION

Local Authority – Leeds City Council

Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 3197.00 sq ft

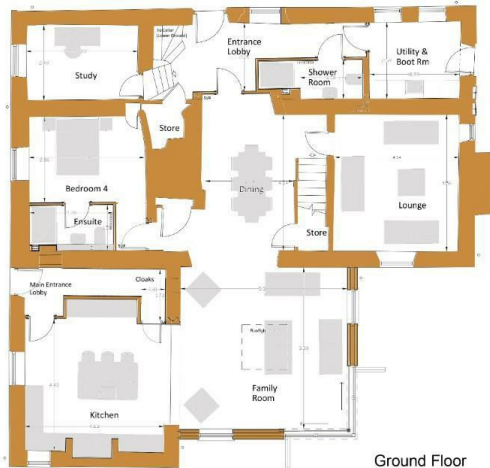
Tenure – Freehold



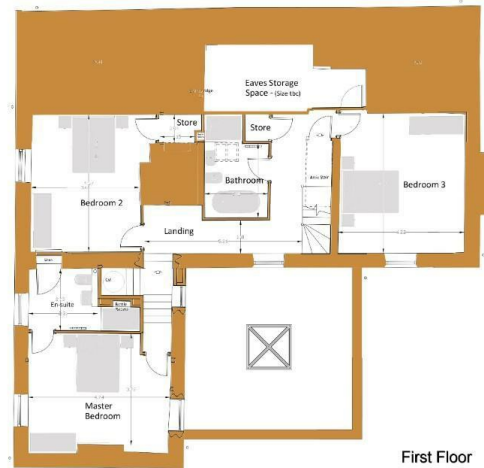


Cellar

FARM HOUSE




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

Boston Spa Sales
 181a, High Street Boston Spa
 Wetherby
 LS23 6AA

01937 534755
 bostonspa@monroestateagents.com
 www.monroestateagents.com

MONROE

SELLERS OF THE FINEST HOMES