



49 THORNER LANE

LEEDS, LS14 3AN

£999,950
FREEHOLD

Boasting generous reception spaces perfect for indoor and outdoor entertaining, this home offers breath-taking views and five bedrooms in total. Manor Farm provides the perfect blend of comfort, sophistication, and rural charm. Ideal for those seeking a tranquil yet convenient lifestyle, this home is a rare opportunity not to be missed.

MONROE

SELLERS OF THE FINEST HOMES

49 THORNER LANE

- Spacious detached house
- Fantastic views
- Stunning, open-plan, kitchen living diner
- Formal living room with feature fireplace
- Large, South-East facing garden
- 5 bedrooms in total, including a gorgeous primary suite
- Detached garage
- Ample parking
- Electric gates
- Village location



Spanning in excess of 2500 sqft of internal accommodation, this magnificent home showcases a wealth of distinctive, character features and provides an abundance of fantastic reception spaces. Upon arrival, the formal entrance welcomes you into a captivating drawing room, featuring an exquisite fireplace and exposed timber floors, which grants further access to a well-appointed home office and leads through to the central hallway. Off of the hallway, there is a W.C, an elegant living room, with its inset wood-burning stove and fabulous stone fireplace, and a truly show-stopper, recently renovated, open-plan, kitchen-living-diner. The kitchen is bespoke featuring integrated appliances including a SMEG range cooker, quartz tops, ample storage and a large island. Bi-folding doors lead off of the kitchen granting direct access out onto the South-East facing terrace, perfect for Alfresco dining.

A staircase from the entrance hallway leads to the first-floor accommodations, comprised of five bedrooms, including four doubles, a house bathroom, and a separate W.C. The current owners have thoughtfully extended to create a beautiful primary suite, with a stylish en suite shower room and Juliette Balcony from which to enjoy the breath-taking views on offer, looking over unspoiled 'Green Belt' countryside.

The property, bordered by open countryside, is accessed via electronically controlled gates leading to a sweeping driveway and detached garage which

provides excellent, additional storage. The impeccably maintained garden is South-East facing and features an expansive terrace, ideal for outdoor entertaining.

This extraordinary home is a rare find and must be viewed to be truly appreciated. To find out more and to arrange your viewing, call Monroe.

REASONS TO BUY

- Spacious detached family home
- Four double bedrooms and a fifth single
- En suite and a house bathroom
- Fabulous open-plan living kitchen diner with integrated appliances
- Beautifully presented throughout
- South East-facing garden with terrace and lawn
- Detached garage
- Peaceful location
- Conveniently located
- Fantastic views

ENVIRONS

The property is situated on the outer curtilage of Scarcroft village, and despite being situated in an idyllic location, this home is just a 20-minute drive from Leeds City Centre and a 15-minute drive to Wetherby. The Grammar School at Leeds is only a short drive away at Alwoodley Gates and there are many fashionable shops

along Street Lane at nearby Roundhay. The market town of Wetherby is also within easy reach and offers a wide range of day-to-day amenities.

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

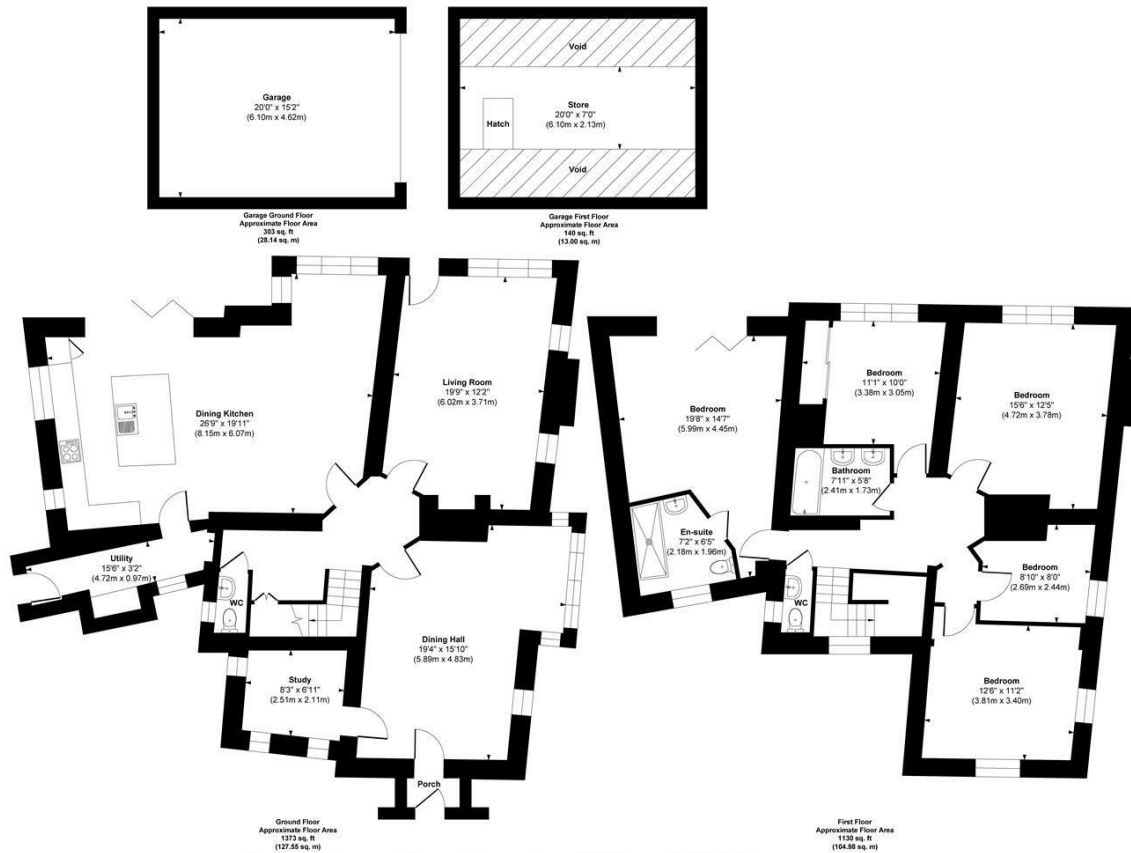
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

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Approx. Gross Internal Floor Area 2946 sq. ft / 273.67 sq. m

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			82
(81-91) B			
(69-80) C			
(55-68) D		51	
(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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