



THE HOMESTEAD CARR LANE

LEEDS, LS14 3HD

£995,000
FREEHOLD

The Homestead is a stunning detached property with 5 bedrooms, 4 reception rooms and a private, south-facing garden in the highly sought after village of Thorner, in North Leeds.

MONROE

SELLERS OF THE FINEST HOMES

THE HOMESTEAD CARR LANE

- Chain Free
- 5 Bedroom detached
- 0.4 Acre plot
- South facing garden
- 4 Reception rooms
- Gated driveway
- 3 Bathrooms
- Close to Thorner village
- Vaulted ceilings
- Excellent family home



The Homestead is situated in an idyllic and rural location located off of Carr Lane, nestled between the sought-after villages of Scarcroft and Thorner. As you approach the village from the A58, this stunning home is nestled behind private gates which grant access to a large driveway that can accommodate up to 6 cars comfortably and provides access to a large store.

This property has origins dating back to the 18th Century but was modernised and extended by our vendors just over 10 years ago, providing lots of high quality modern finishes, presenting today as an excellent value, move in ready option, in a market where properties of this quality are rarely for sale.

The ground floor features a highly functional utility and guest WC off of the rear entrance, which sits below an annexe style guest bedroom with en suite, which is also ideal for independent children to enjoy.

The main house offers lots of excellent space, with the centre piece, an oak fitted kitchen with granite worktops, AGA, limestone heated floor, integrated appliances and an inset double Belfast sink, but the show stopper has to be the vaulted ceiling with exposed beams.

This space connects a snug, dining room, living room and family room, all of which are light and bright spaces and the snug features a stunning, stone fire place with

log burner.

Internally, the ground floor of this home provides the perfect space to both entertain from and raise a family. This magnificent home sits within a 0.4 acre plot in total and to the rear is a large lawned south facing garden. In addition, there are two main points of access out on to a large terrace which connects to the lawned garden, perfect for barbecuing and enjoying the sunshine.

Upstairs, the main house provides four more bedrooms. Bedrooms three and four are in the west wing and share a house bathroom. The east wing provides a large double bedroom and a second double bedroom with en suite, however, this space could also be utilised to provide a fantastic principal suite with walk in bedroom and en suite.

Viewing is essential to truly appreciate all the fantastic features this home has to offer... to arrange your viewing and avoid disappointment, call Monroe.

ENVIRONS

Conveniently located close to Wetherby, Leeds and York, with the A58 at one end of the village and the A64 at the other, Thorner offers fantastic connectivity combined with a rural, idyllic setting. This home is nestled in the heart of the village on Carr Lane and is just a very short walk to many local amenities located

on Main Street. Equally, this semi rural spot is just a short drive from the popular market town of Wetherby and the village of Boston Spa.

Strictly through the selling agent - Monroe Estate Agents.

REASONS TO BUY

- Chain Free
- Peaceful village location
- South facing garden
- Period features combined with modern finishes
- 5 Double bedrooms
- Large gated driveway
- 4 Reception rooms

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 chain-free, freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

THE HOMESTEAD CARR LANE





THE HOMESTEAD CARR LANE

ADDITIONAL INFORMATION

Local Authority – Leeds City Council

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 2400.00 sq ft

Tenure – Freehold





Ground Floor

First Floor

Gross internal floor area excluding Store (approx.): 221.6 sq m (2,386 sq ft)
 For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		64	
(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

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