



16-18 CALVERLEY ROAD  
LEEDS, LS26 8JQ

£1,800,000  
FREEHOLD

\*\*\*\* SUBSTANTIAL HOME OFFERED WITH NO ONWARD CHAIN\*\*\*\*

Nestled in the vibrant heart of Oulton Village, this expansive home of almost 6,000 square feet dazzles with its breathtaking south-facing gardens.

MONROE

SELLERS OF THE FINEST HOMES



## 16-18 CALVERLEY ROAD

- Outstanding Residence • Expansive Family Home • Distinguished Residence • Dating Back to the 1600s • 5987Sqft • Bespoke Fitted Kitchen • Four Bedrooms • Home Cinema • Beautiful Gardens With Tennis Court • Oulton Village



Croft House is a distinguished residence dating back to the 1600s that combines historical charm with modern luxury. Located in the heart of Oulton Village, this expansive home spans nearly 6,000 square feet and boasts beautiful south-facing gardens. The property showcases exceptional craftsmanship and charm, seamlessly blending period features with contemporary comforts.

Upon entering, you are immediately greeted by an array of impressive reception spaces, including a snug, dining room, living room, and an open-plan kitchen living diner.

The bespoke kitchen, crafted by Poliform, is equipped with Gaggenau appliances, a Quooker hot tap, an AGA range cooker, a large island, and bi-folding doors that open onto the terrace. The ground floor also offers a second kitchen/utility room, a secret cinema room, an entrance hallway, two WCs, and a large integral garage ideal for storage. Additionally, there is a gym above the garage, providing a perfect space for fitness enthusiasts.

The first floor offers four well-proportioned bedrooms, all of which benefit from fitted storage. This includes three spacious double bedrooms and a gorgeous primary suite. The primary suite comprises the bedroom, a fully fitted dressing area, and a luxurious bathroom featuring a large walk-in shower and a freestanding tub. The second and third bedrooms also

boast stylish en suites.

Externally, the property is equally impressive. Electric gates provide secure access to the expansive grounds, which include a large driveway, beautifully landscaped south-facing gardens, an expansive terrace, and a Folly, perfect for outdoor entertaining. An outdoor kitchen and a tennis court enhance the outdoor living experience.

Additionally, there is a detached garage building.

Croft House is a rare gem that combines historic elegance with modern convenience. It is an ideal home for those seeking a unique and spacious residence in a picturesque village setting.

### ENVIRONS

Oulton is a highly commutable and ever-popular area with great connectivity, rural walks, and Oulton Hall Spa and Golf Course offering a restaurant, spa, driving range, and 27-hole golf course. It is conveniently positioned for motorway access; the M1, M62, and M621 are all within easy travelling distance. Three train stations with regular connections to London and most major cities and outstanding private schools, (QEGS, WGHS and Silcoates) are all within easy travelling distance.

## REASONS TO BUY

- A detached, period residence
- High specification throughout
- An abundance of character features
- Four bedrooms in total
- Four bathrooms in total
- Home cinema
- Large integral garage with an upstairs gym
- Tennis Court
- Landscaped garden with outdoor kitchen

## SERVICES

We are advised that the property has mains water, electricity, drainage 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

## 16-18 CALVERLEY ROAD





Approx. Gross Internal Floor Area 5987 sq. ft / 556.17 sq. m (Including Garages & Outbuildings)

Illustration for identification purposes only, measurements are approximate, not to scale.  
Copyright © Zenith Creations.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(55-68) D			
(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@monroeestateagents.com  
www.monroeestateagents.com

MONROE

SELLERS OF THE FINEST HOMES