



33 FARRER LANE
LEEDS, LS26 8JP

£1,250,000
FREEHOLD

A fantastic opportunity to acquire a Chain Free four-bedroom detached property in the sought-after Oulton.

MONROE

SELLERS OF THE FINEST HOMES

33 FARRER LANE

- Stunning Detached Property • Chain Free • Four Bedrooms • Sought After Farrer Lane • Superb Gardens



Monroe is thrilled to present this truly sensational home, 'Bridge House', ideally located on a sought-after lane. The property has been superbly upgraded in recent years and offers private lawned gardens with a bridge leading from the extensive parking area to the front door over a beautiful babbling brook. Additionally, the property boasts a triple garage and has planning permission for an additional showroom garage with a home office and gym.

The residence features an impressive entrance hallway, a spacious sitting room with expansive windows offering views of the lush gardens, a study/gym, a second sitting room/games room/family room, and a fabulous dining/breakfast kitchen with panoramic views of the gardens and terraced sitting areas. Additionally, it boasts a large utility room.

Prepare to be impressed by a stunning first-floor landing, four spacious double bedrooms, three with en suites, and a house bathroom. The primary bedroom suite is exceptionally large, boasting a fabulous balcony, a spacious en-suite with a steam room, and a superbly fitted dressing room.

This covered bridge provides a beautiful view of the stream. The gardens with mature trees and shrubbery, stone-flagged sitting areas, and well-established flowering beds are well complemented by superb external lighting, enhancing the appeal of this

impressive home.

The property, including the garage, is equipped with a sophisticated security system, including a burglar alarm and CCTV, all of which can be controlled remotely. The house has been renovated to a high standard, ensuring comfort for future occupants.

Planning approval has been obtained for an extension to the existing garage, creating a showroom garage with space for 8-9 vehicles, along with toilet facilities and a first-floor home office. Detailed plans and an artist's impression are available.

Bridge House is a unique and spacious residence that seamlessly combines elegance with modern convenience, making it an ideal home for those seeking a picturesque village setting.

ENVIRONS

Oulton is a highly desirable and easily accessible area with excellent transport links, beautiful countryside for walks, and the fantastic Oulton Hall Spa and Golf Course, which includes a restaurant, spa, driving range, and a 27-hole golf course. It is conveniently located for access to major motorways, including the M1, M62, and M621. There are three nearby train stations with frequent connections to London and other major cities. Additionally, outstanding private schools such as QEGS,

WGHS, and Silcoates are all easily accessible from this area.

Strictly through the selling agent - Monroe Estate Agents

REASONS TO BUY

- Chain Free
- A Detached Family Home
- Well Presented Throughout
- Four Bedrooms
- Four Bathrooms
- Private & Exclusive Garden
- Oulton Village Location

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

33 FARRER LANE



