



CROCODILE HOUSE MANOR GARDENS

LEEDS, LS14 3EQ

£3,750,000
FREEHOLD

Enviably tucked away in the highly regarded village of Thorner, enjoying a rural and peaceful setting this stunning five bedroom family home boasts the best of contemporary living and high specification throughout.

MONROE

SELLERS OF THE FINEST HOMES

CROCODILE HOUSE MANOR

- Substantial detached property
- 5 double bedrooms including a principal suite with dressing room
- 6 reception rooms
- Cinema room
- Large, private garden
- 4g sports court
- Stables
- 4.5 acres
- Sought after village location
- Over 5500 sqft of immaculately presented internal accommodation



Monroe is proud to introduce you to Crocodile House...boasting over 5500 sqft of living space and set in extensive private grounds in the sought-after village of Thorner – this property is truly something special!

Designed and recently refurbished to the highest of standards this is one of the most impressive properties in Yorkshire. As you approach, you are immediately impressed by the sweeping drive, manicured grounds, and pillared entrance with stylish oversized front door. This home provides abundant entertainment space, five spacious bedrooms, a 4g sports pitch, stables, 4.5 acres, and an exceptionally high specification throughout.

On entering this home, you are struck by the floating oak staircase, double-height ceiling, and feature LED lighting. The ground floor accommodates a fabulous open-plan kitchen diner, formal living room, dining room, cinema room, playrooms, gym, and an abundance of utility and storage spaces.

The living, kitchen diner is a real show-stopper and boasts a bespoke, Four Seasons, kitchen with Dekton worktops and breakfast bar, integrated Siemens appliances, and an incredible expanse of dual aspect bi-folding doors leading out onto the south-facing terrace and garden beyond.

The leisure wing accommodates a playroom, and cinema room, and a gym and spacious w/c which could

easily be converted into a separate annex if desired.

On the first floor, you will find five double-bedroom suites. The principal boasts a large dressing room and luxurious bathroom. The guest suite has an ensuite shower room and a dressing room. There are three further double bedrooms all with ensuites.

Externally, the property boasts gardens to all elevations, a porcelain tiled terrace, a 4g sports pitch, two stables, and 4.5 acres.

If you'd like the opportunity to view this outstanding home call Monroe.

ENVIRONS

Conveniently located close to Wetherby, Leeds, and York, and with easy access to the A58, A1, and the East Leeds Orbital Road, Thorner offers fantastic connectivity combined with a rural, idyllic setting. This home is nestled in the heart of the village and is just a short walk to many amenities 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.

REASONS TO BUY

- Substantial detached property
- 5 double bedrooms including a principal suite with

- dressing room
- 6 reception rooms
 - Cinema room
 - Large, private garden
 - 4g sports court
 - Stables
 - 4.5 acres
 - Sought after village location

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.

CROCODILE HOUSE MANOR





CROCODILE HOUSE MANOR

ADDITIONAL INFORMATION

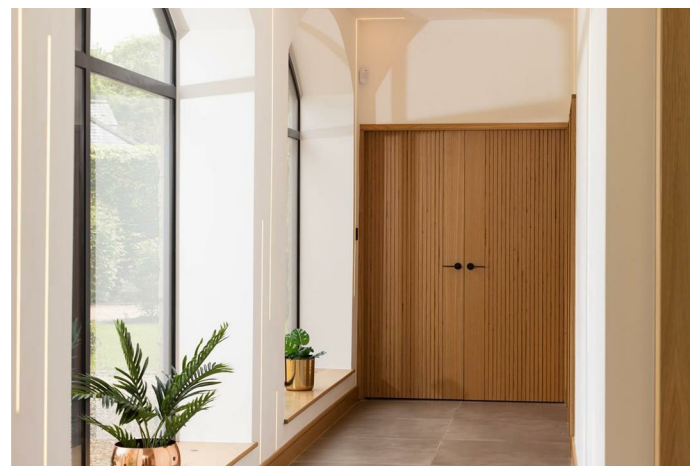
Local Authority – Leeds City Council

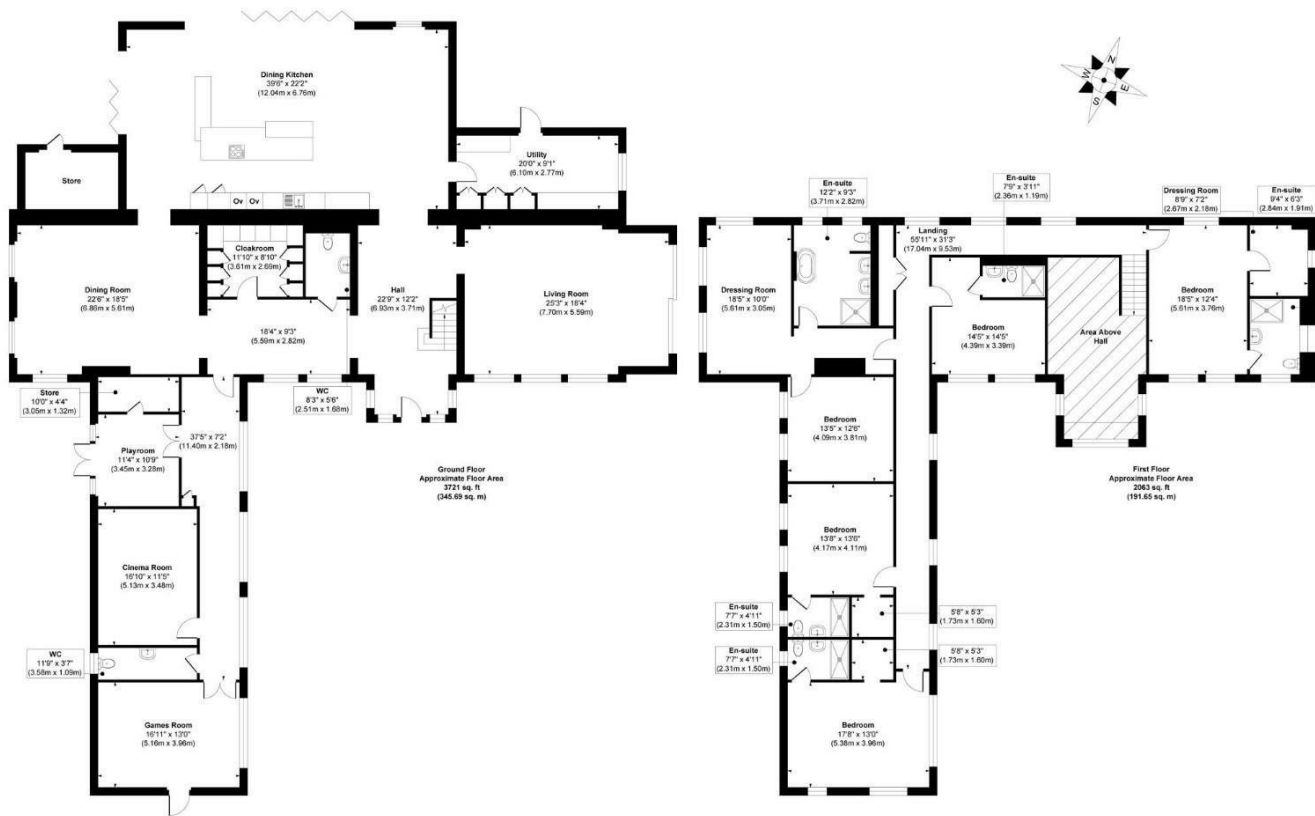
Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 5784.00 sq ft

Tenure – Freehold





Approx. Gross Internal Floor Area 5784 sq. ft / 537.34 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		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	74
(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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