

## THE MANOR FARRER LANE

LEEDS, LS26 8JL

£3,500,000  
FREEHOLD

Architecturally stunning five-bedroom detached home with ample reception space, home cinema, gym, and indoor swimming pool in the popular village of Oulton

MONROE

SELLERS OF THE FINEST HOMES

# THE MANOR FARRER LANE

- Architecturally stunning
- 5 bedroomed detached home
- Extremely high specification throughout
- Bespoke floating staircase
- 5 bedroom suites
- 5 bathrooms
- Home cinema
- Gym and steam room
- Indoor swimming pool
- Landscaped garden with outdoor kitchen



Monroe is proud to introduce you to The Manor...

Designed and delivered to the highest of standards this is one of the most architecturally stunning properties in Yorkshire. As you approach, you are immediately impressed by a large, tiled driveway, beautifully landscaped grounds, and a stylish oversized front door.

This home provides an abundance of entertainment space, great versatility, spacious bedrooms, an indoor swimming pool, and an exceptionally high specification throughout.

As you enter this home you are immediately impressed by the bespoke floating staircase, polished concrete floors, and feature LED lighting. The ground floor of this home demonstrates the best of open plan living and has a wonderful sense of flow, accommodating a fabulous kitchen diner, formal living room, cinema room, gym, and indoor swimming pool. The bespoke kitchen is of high specification and features quartz worktops and breakfast bar, integrated Miele and Gaggenau appliances including a full-height wine fridge. The purpose-designed gym leads to both a steam room and an indoor swimming pool with views of the garden.

The lower ground floor boasts a contemporary snug, staff kitchen, large utility space, and two guest bedroom suites.

On the first floor, you will find three further bedroom

suites. The principal suite leads to a luxurious bathroom and walk-in wardrobe with fitted furniture and double doors onto the balcony that overlooks the superb west-facing garden. Bedroom two features a striking oversized window, mezzanine bed deck, walk-in wardrobe, and ensuite. The third bedroom also has a fully tiled ensuite.

Externally, the property opens onto a porcelain tiled terrace, substantial lawned gardens, an outdoor kitchen, and entertaining space. There is ample private parking and a double garage.

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

## 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



- Architecturally stunning
- Extremely high specification throughout
- Bespoke floating staircase
- 5 bedroom suites
- 5 bathrooms
- Home cinema
- Gym and steam room
- Indoor swimming pool
- 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

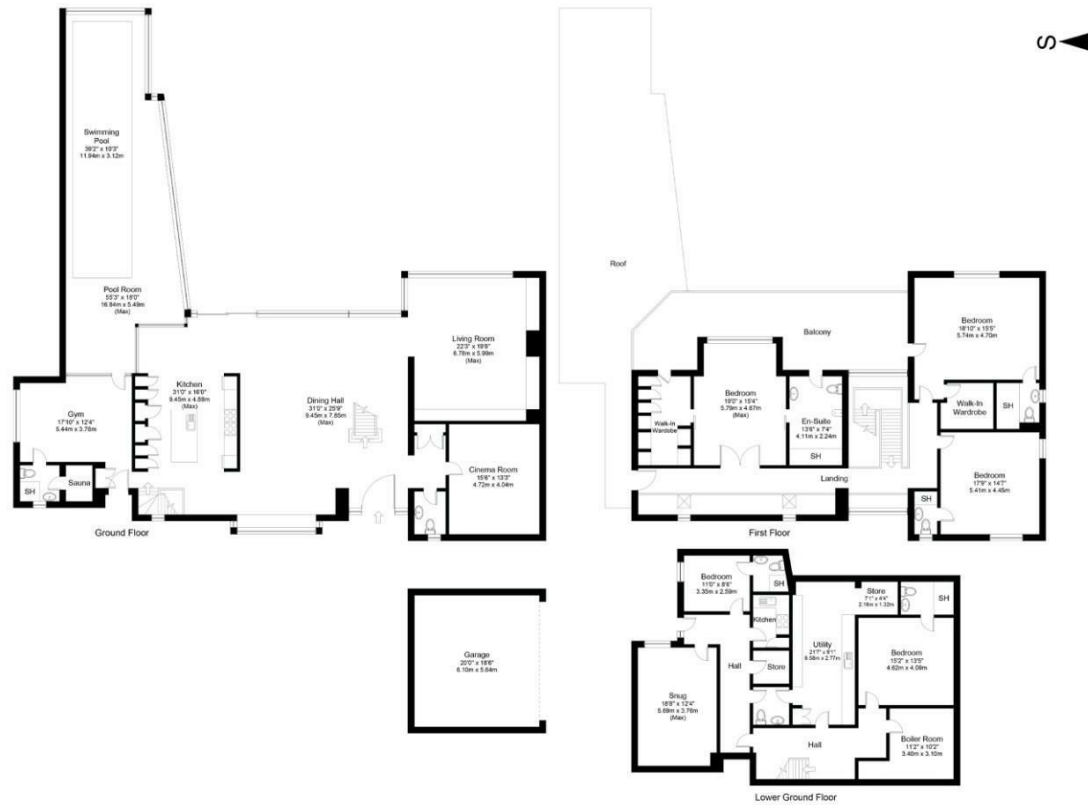
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## THE MANOR FARRER LANE





Main House Gross internal floor area (approx.): 560.7 sq m (6,035 sq ft)  
 Garage Gross internal floor area (approx.): 35.3 sq m (380 sq ft)  
 Combined Gross internal floor area (approx.): 596.0 sq m (6,415 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                                 |  |                         |           |
| (81-91) B                                   |  | 86                      | 88        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | 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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