



## THE ARCH BARN SCARSDALE RIDGE

LEEDS, LS17 9BP

£1,595,000  
FREEHOLD

Are you looking for a stunning barn conversion with outstanding views?

MONROE

SELLERS OF THE FINEST HOMES

# THE ARCH BARN SCARSDALE

- Converted Barn • CHAIN FREE • Stunning Countryside Views • Five Bedrooms • Three Bedrooms • Home Office • Home Gym • 1.5 Acres • Rural Setting • Open Plan Living



Monroe proudly presents an extraordinary chain-free five-bedroom barn conversion, a detached family sanctuary set back from Wetherby Road, nestled in a tranquil rural landscape. This stunning home offers 2,713 square feet of exquisite living space and is surrounded by 1.5 acres of serene beauty.

The unique and spacious property features an open-plan layout, providing ample room for the entire family. It is flooded with natural light from the bespoke windows throughout. The ground floor flows seamlessly, showcasing a custom-fitted kitchen equipped with Neff appliances and a kitchen island. Additionally, the first floor includes a utility room, a bedroom, a bathroom, and a home gym.

Upstairs, you will find a generous amount of space, including a principal bedroom that boasts a large ensuite bathroom featuring both a bath and a shower, along with a study. There are three more bedrooms and a family bathroom on this level.

On the exterior, the home features a spacious driveway that can accommodate multiple vehicles, as well as expansive gardens and a paddock, all set within the 1.5-acre property. The stunning rural setting offers picturesque views of the countryside.

For more details and to discuss options, please contact Monroe.

## REASONS TO BUY

- Stunning Barn Conversion
- Detached Family Home
- Outstanding Open Plan Living
- Beautiful Setting
- Five Bedrooms, Three Bathrooms
- Home Office & Home Gym
- 1.5 Acres

## ENVIRONS

The property is situated just off Wetherby Road, between Bardsey and Collingham, in the historic village of Bardsey cum Rigton, which was mentioned in the Domesday Survey of 1086. The village features an excellent primary school, a parish church, a village tennis club, and the well-established Bingley Arms Public House. It offers convenient access to the region's motorway network and the A58, making it easy for commuters to reach Leeds city centre.

The nearby village of Collingham is just a 10-minute drive away from top private schools, including Gateways, Ashville, GSAL, and QE, which was named 'North Independent School of the Year 2024.'

There is a bus route to the Ofsted Outstanding Boston



Spa Academy, and the location allows for a short commute to York, Harrogate, and Leeds. Residents enjoy excellent privacy and access to nature, with proximity to farmland and the Harewood Estate. A range of amenities is available, and the popular market town of Wetherby is also easily accessible.

#### SERVICES

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

#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

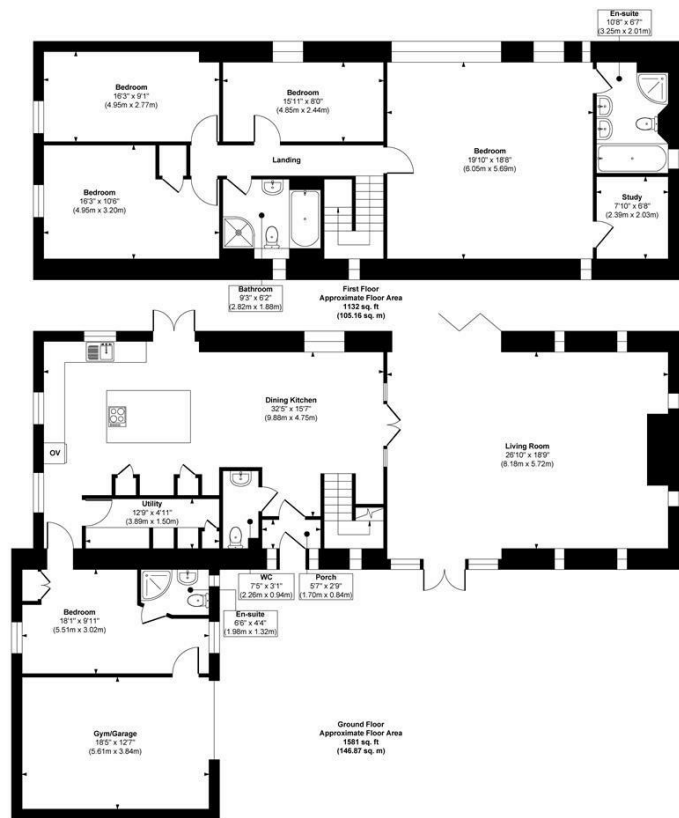
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent-Monroe Estate Agents.

## THE ARCH BARN SCARSDALE

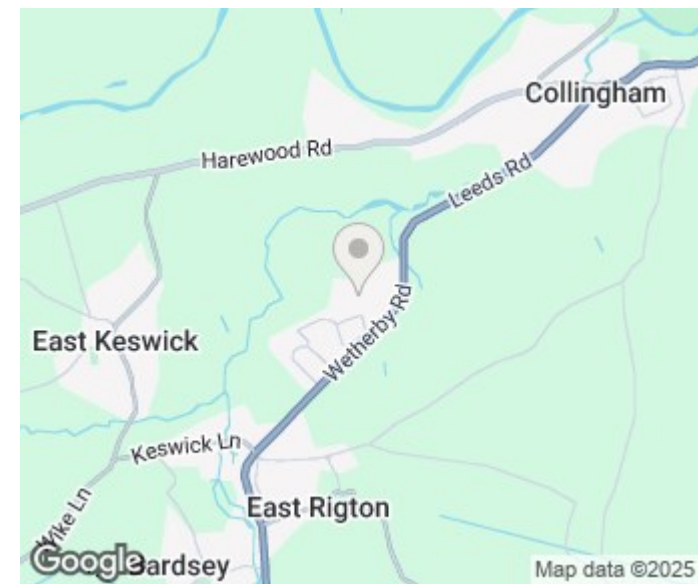




Approx. Gross Internal Floor Area 2713 sq. ft / 252.03 sq. m

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) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

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