



## MOLVA HOUSE LING LANE

SCARCROFT, LS14 3HY

£3,250,000  
FREEHOLD

A must see, please call Monroe to discuss and book your tour.

MONROE

SELLERS OF THE FINEST HOMES



# MOLVA HOUSE LING LANE

• Stunning Family House • Ling Lane • Generous Plot • Swimming Pool • Outstanding Countryside Views • Bright & Light Reception • High Standards Throughout • Leisure Wing • Versatile Living • Sought After Location



Monroe invites you to explore a home where luxury meets limitless potential.

Situated behind private gates on an expansive 0.78-acre south-facing lot, this exceptional detached residence showcases 14,359 square feet of living space in one of the region's most sought-after locations.

From the moment you arrive, it is evident that this is no ordinary home. Every detail has been carefully crafted, combining bespoke finishes, modern design, and timeless elegance.

Whether you are hosting large gatherings or seeking a peaceful retreat, this home delivers on all fronts. The interior spaces flow seamlessly, striking a perfect balance of light, scale, and function. The dedicated leisure wing opens up a world of possibilities, be it a private spa, cinema, gym, or even a self-contained apartment. The choice is yours.

With panoramic countryside views, unmatched privacy, and a prestigious location, this property presents a rare opportunity to embrace a lifestyle without compromise.

As you enter through the elegant electric gates, the beautifully paved driveway wraps around the front and side of the home. This property features modern security systems, including high-definition cameras, a robust burglar alarm with window sensors, and strategic security lighting to ensure peace of mind. The central heating is a zoned system with recently fitted new boiler.

The ground floor is perfect for family gatherings, highlighted by a grand entrance hall with marble flooring and a central sound system. It connects seamlessly to three spacious reception rooms, a stylish dining room, and a den/playroom. The

south-facing conservatory opens to an exceptional decking area, flooding the living spaces with natural light, while a stunning swimming pool & six seater Jacuzzi offers breathtaking views.

The kitchen boasts premium Miele appliances, custom German cabinetry, and granite worktops. It opens to a rear patio ideal for outdoor dining, with a utility room featuring a butler's serving window to the dining room and a laundry room nearby.

The expansive leisure wing invites creativity and relaxation, boasting a kitchenette, a welcoming TV lounge, a vibrant gym area, and a dynamic games room, all beautifully illuminated by a glazed atrium that floods the space with natural light. A dedicated home office and an inspiring art studio complete this harmonious environment.

Beyond the garage lies a charming self-contained one-bedroom flat with en-suite facilities, offering a serene retreat for guests, extended family, or staff, ensuring everyone enjoys their own space.

The first floor features five generous double bedrooms, four of which are En-Suite.

The primary suite includes an illuminated wall, remote-controlled curtains and blinds, a private lounge, and a balcony with stunning countryside views. It also has a glass atrium and a mezzanine, perfect for a studio or office. The luxurious en-suite bathroom includes a Jacuzzi bathtub, a steam shower, and a spacious dressing room with sliding wardrobes.

Bedrooms two and three are equally impressive, offering en-suite bathrooms and additional dressing room space.

The rear gardens are truly breathtaking, offering stunning views of the surrounding countryside, vibrant with a rich tapestry of plants and flowers that create a picturesque escape.

Reach out to Monroe to explore the possibilities of this exceptional property.

#### REASONS TO BUY

- A Versatile Property
- Highly sought-after Location
- Superb Schools Locally
- Endless possibilities
- Stunning Countryside Views
- South Facing Gardens
- Contact Monroe for your exclusive viewing

#### ENVIRONS

This exceptional property is situated on Ling Lane in Scarcroft. Although it offers a peaceful setting, the home is conveniently located just a 20-minute drive from Leeds City Centre and a 15-minute drive to Wetherby. Scarcroft lies almost halfway between Leeds and the market town of Wetherby.

The area is well-equipped with shopping and recreational facilities, including several excellent golf courses and the David Lloyd leisure centre. Both the Grammar School at Leeds in Alwoodley and Gateways in Harewood are within a 15-minute drive. Additionally, the main commercial centres of Leeds, Harrogate, and York are easily accessible.

The Grammar School at Leeds is just a short drive away at Alwoodley Gates, and there are a variety of trendy shops along Street Lane in nearby Roundhay. The market town of Wetherby

is also within easy reach, offering a wide range of everyday amenities.

#### SERVICES

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

#### LOCAL AUTHORITY

Leeds City Council Band H

#### TENURE

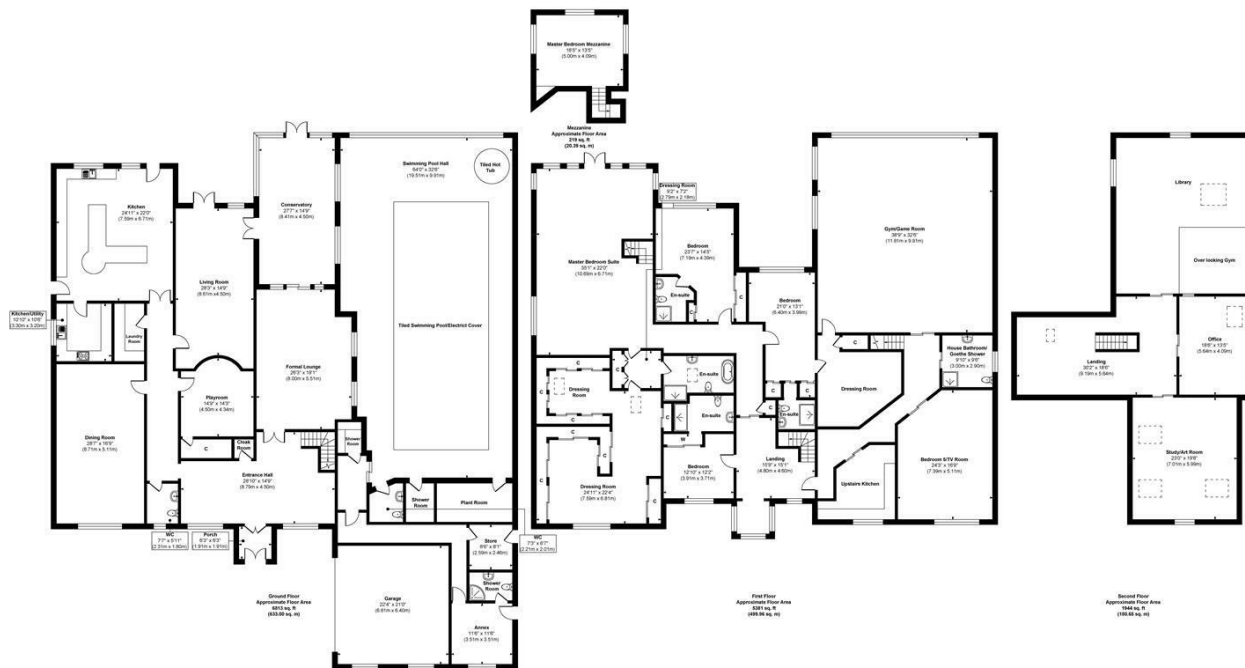
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## MOLVA HOUSE LING LANE



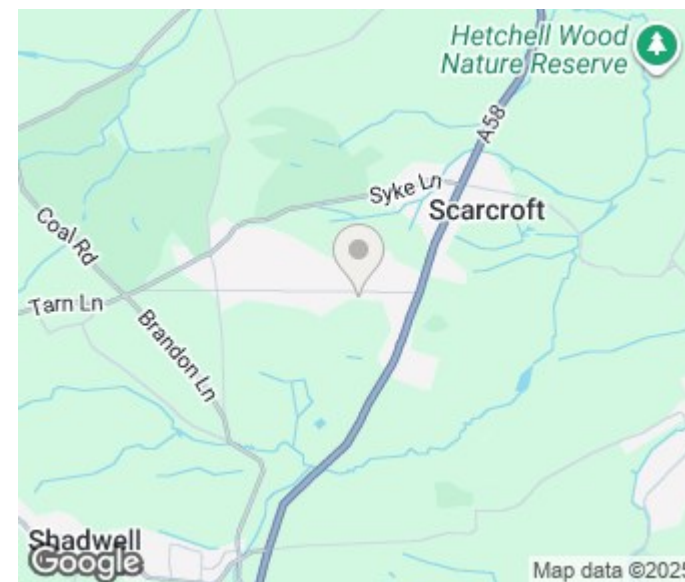


Approx. Gross Internal Floor Area 14357 sq. ft / 1334.00 sq. m (Including Garage&Annexe&Mezzanine)

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	82
(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

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