



MOOR GRANGE FARM, SCOTLAND LANE, HORSFORTH  
LS18 5HP  
£1,495,000

AdairPaxton  
Property Specialists



# Moor Grange Farm Scotland Lane, Leeds, LS18 5HP

\*\*\*MAGNIFICENT DETACHED SIX BEDROOM STONE BUILT RESIDENCE\*\*\* Offered to the market with NO ONWARD CHAIN, this impressive home is full of character and charm and provides flexible accommodation of more than 5000 sq.ft., sitting in grounds of approximately 3.5 acres. Moor Grange Farm enjoys a discreet location close to Leeds Bradford Airport and is well situated for access to Leeds, Bradford, Ilkley and Harrogate. A Grammar School at Leeds (GSAL) bus pick up point is located close by. This spacious dwelling briefly comprises decadent entrance hall, five principal reception rooms, a stunning dining kitchen, utility room, Tack room, wine cellar, six double bedrooms, three bath/shower rooms, large guest cloak room, integral garage and, not forgetting the fully fitted bar/party/games room. The extensive gardens are well maintained and include a large, paved terrace, with direct access from the kitchen and living room, a stable block and a number of stone-built outbuildings suitable for a variety of uses such as craft workshops, garden office or potting shed, plus an all-important outside wc! There is entry via electric gates to both front & rear driveways, which offer substantial surface parking, along with a detached double garage. To the upper end of the holding is a good-sized paddock, which sits alongside a substantial detached barn (circa 3600 sq.ft.) which offers future potential (subject to permissions). Contact us now for further information or to arrange a viewing.





## GROUND FLOOR

### ENTRANCE LOBBY

Via entrance door leading to entrance vestibule with Italian stone mosaic tiled flooring.

### SITTING ROOM

29'3" x 20'6" (8.93 x 6.27)

Spacious reception room with two large windows to the front and window to the side, flooding the room with natural light. Parquet flooring. Raised stone hearth with fire basket and cottage style canopy with log store. Door to the side leading out to garden terrace.

### KITCHEN/DINER

27'5" x 11'3" (8.38 x 3.45)

Fitted with a range of bespoke oak wall, base and drawer units with granite worktops over. Exposed brick chimney breast with inset AGA. Integrated microwave, coffee machine, induction hob, dishwasher and fridge, freezer. Central island with sink and breakfast bar. Exposed beams to ceiling and floor ceramics. Windows overlooking the courtyard and rear garden. Double doors leading out to a terrace area ideal for entertaining.

### UTILITY

11'5" x 7'8" (3.48 x 2.36)

Via stable door or internal door from the kitchen. Fitted with a range of fitted storage units and appliances. Belfast sink. Plumbing for washing machine.

### RECEPTION ROOM TWO

15'5" x 15'1" (4.72 x 4.62)

Spacious reception room with window to the front and exposed oak beam. Stone fireplace.

### GUEST WC/CLOAKROOM

Modern and spacious guest WC with tiled walls and floor. Large built in cloak cupboard.





### RECEPTION ROOM THREE

16'9" x 15'1" (5.11 x 4.62)

Second reception room with window to front and exposed oak beam. Door leading to reception room four and access to inner hallway.

### INNER HALLWAY

Staircase leading to first floor and access to cellar.

### CELLAR

Useful storage cellar.

### SHOWER ROOM

10'4" x 9'6" (3.17 x 2.92)

Luxurious shower room with walk in shower enclosure, WC and wash hand basin. Tiled walls and floor. Wall mounted heated towel rail. Window to rear.

### RECEPTION ROOM FOUR

22'11" x 16'4" (7.01 x 5.00)

Another great sized reception room with window to the front. Exposed beams. Stairs leading up to the pub/games room. Access to the integral garage.

### INTEGRAL GARAGE

9'6" x 16'11" (2.90 x 5.18)

Access to:

### BOILER ROOM

11'8" x 10'9" (3.56 x 3.30)

### RECEPTION ROOM FIVE

12'0" x 14'9" (3.68 x 4.50)

Light and airy reception room with dual aspect windows.

### FIRST FLOOR

### PUB/GAMES ROOM

22'11" x 22'10" (7.01 x 6.96)

A great feature of the property! An in-house pub/games room including a fully functional bar with optics, stools and wall seating. Part panelled walls. Exposed beams and skylights.





### HOUSE BATHROOM

8'10" x 8'9" (2.70 x 2.67)

Luxurious house bathroom fitted with a four piece suite comprising; large bath tub with hand held shower attachment, large walk in shower cubicle, vanity washbasin and WC. Windows to the rear. Wall mounted heated towel rail. Tiled walls and floor.

### MASTER BEDROOM

15'10" x 10'11" (4.83 x 3.35)

Master bedroom with lovely high ceilings and dual aspect windows. Exposed beams. Gas central heating radiator. Steps down to the luxurious en-suite shower room.

### EN-SUITE SHOWER ROOM

16'0" x 10'4" (4.88 x 3.15)

Spacious en-suite shower room with "His & Hers" vanity wash basins, WC and luxury walk in shower with waterfall style head. Tiled walls and floor. Exposed beams. Wall mounted heated towel rail. Window to rear.

### BEDROOM TWO

15'8" x 11'10" (4.80 x 3.63)

Second double bedroom built in wardrobes. Large window to front. Gas central heating radiator.

### BEDROOM THREE

15'8" x 12'0" (4.78 x 3.68)

Third double bedroom with feature stone fireplace. Window to front. Exposed beams. Gas central heating radiator.

### BEDROOM FOUR

Fourth double bedroom with window to the front. Exposed beams and gas central heating radiator.

### BEDROOM FIVE

11'8" x 11'3" (3.58 x 3.43)

Fifth double bedroom with window to rear and exposed beams. Gas central heating radiator.





### BEDROOM SIX

11'6" x 10'9" (3.53 x 3.28)

Sixth bedroom with double glazed window to the front. Gas central heating radiator.

### OUTSIDE

This magnificent property sits on roughly 3.5 acres of land and benefits from having enclosed gardens that have been mainly laid to lawn, a large paddock to the rear of the plot and a substantial barn, roughly 120ft x 30ft in size.

To the front of the property is a broad block paved driveway with parking/turning area, accessed via electric gates leading to a detached double garage of generous proportion with up and over doors and internal dimensions of 30'10" x 21'10". To the rear is another large driveway offering additional parking and again entry via an electric gate. Access to the integral garage and 3 useful outbuildings. Detached stable block divided into three stalls, each approximately 9'0" x 13'0".

### SERVICES

#### Electrics

The property has recently undergone a comprehensive overhaul of the electrical system, which included the installation of a security alarm and security cameras.

#### Heating

The building has a comprehensive gas fired central heating system powered by two separate boilers.

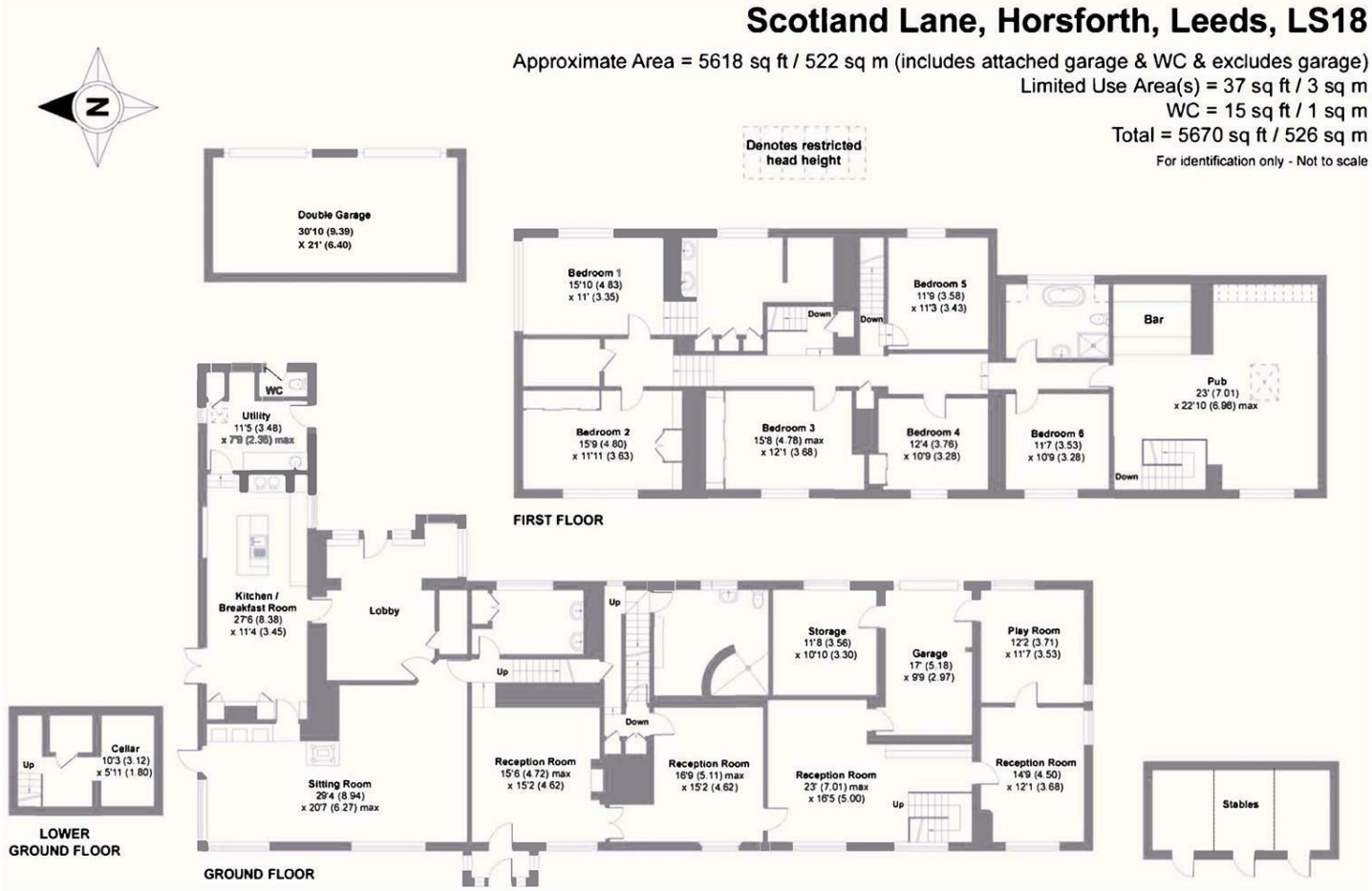
#### Mains Services

Mains gas, electric and water with sewerage to a septic tank.

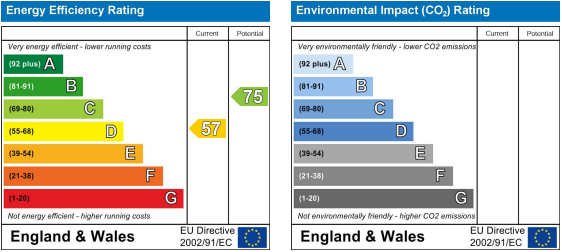
Council Tax Band: G







ENERGY  
PERFORMANCE



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MISDESCRIPTONS ACT 1991 These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

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