



The Pines, Moor Lane, East Keswick, LS17 9NH



# Key Features

- An exceptional opportunity
- Four bedroom detached property
- Offered to the market for the first time in 39 years
- Set in over three acres of green belt land
- Equestrian facilities
- Stable block and menage
- Garaging for four vehicles
- Stunning position with countryside views
- Now in need of modernisation
- Highly sought after location



*An exceptional opportunity to purchase a four-bedroom detached property set in just over three acres of green belt land, located in the highly sought-after village of East Keswick.*





Offered to the market for the first time in 39 years, The Pines is now in need of modernisation, but offers a wealth of potential for a buyer looking to create a stunning family home. The property enjoys far reaching views across open countryside and would particularly appeal to those interested in equestrian facilities.

The ground floor of the property comprises a spacious living room with a bay window and double doors leading to the rear patio area. There is also a formal dining room, an additional sitting room, a kitchen, utility room, two W.C.s, and an integral garage.

The first floor offers four bedrooms and a family bathroom. The principal bedroom benefits from a private balcony overlooking the rear garden.

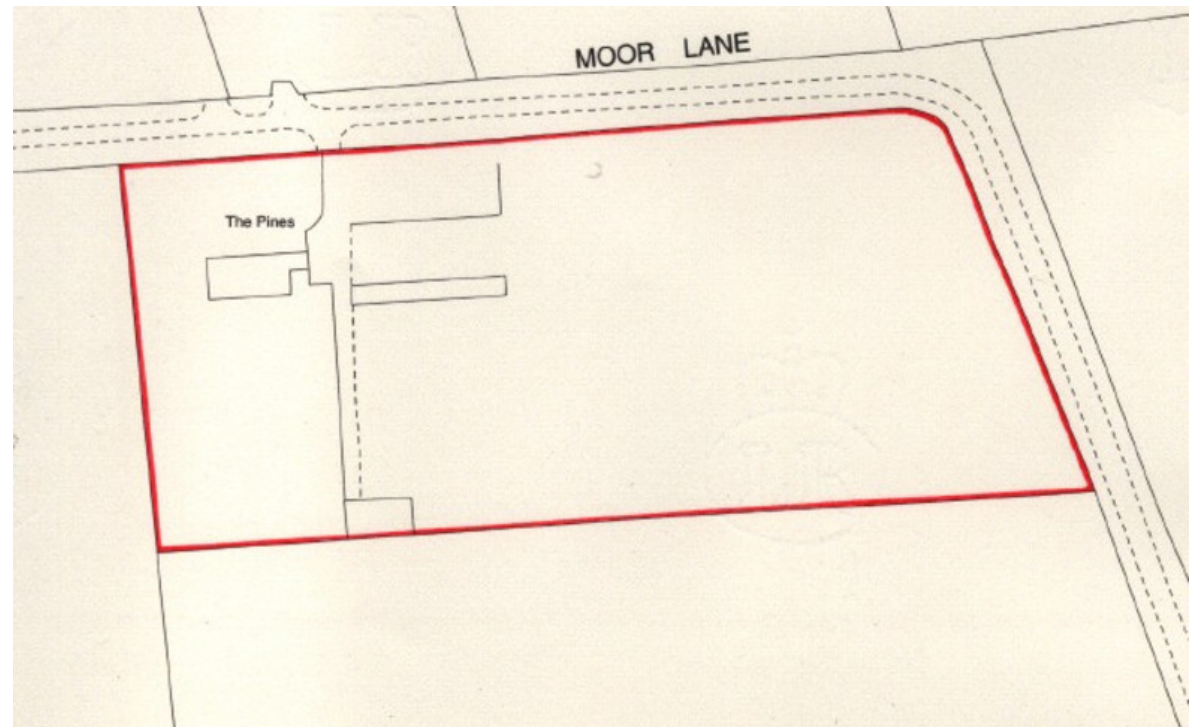
To the rear of the plot, being well screened, are two further garages one of which is a generous double and one is a single.

An additional driveway leads to a large parking area, paddocks, a stable block, and a menage which are ideal for equestrian use.

The village of East Keswick is serviced by a variety of amenities including a butcher, public house, beauty salon, village hall and enjoys a thriving community spirit. The immediate area is further well served by numerous sporting facilities including golf courses, sports clubs, shops and schools for all age groups, whilst providing easy access to Wetherby, Harrogate and Leeds. The national motorway network also within easy reach.

Information in the title register suggests that there can only be one dwelling on the sites but we advise potential buyers to make their own enquiries.

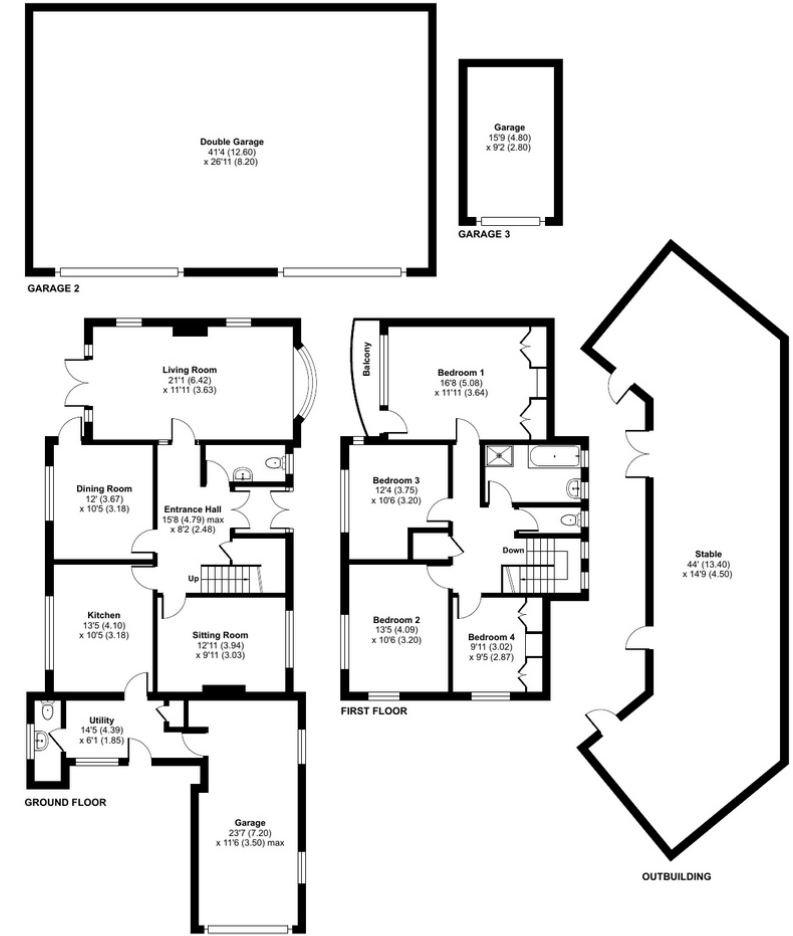
**SERVICES:** We are advised that the property has broadband, mains water and electricity. There was previously oil heating but this is no longer in use and there is a private septic tank.



The Pines, Moor Lane, East Keswick, Leeds, LS17

Approximate Area = 1818 sq ft / 168.8 sq m  
Garage = 1500 sq ft / 139.3 sq m  
Outbuilding = 814 sq ft / 75.6 sq m  
Total = 4132 sq ft / 383.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Butler Ridge. REF: 1299806

| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92+) <b>A</b>                              |         | <b>92</b>                                                                                                   |
| (81-91) <b>B</b>                            |         |                                                                                                             |
| (69-80) <b>C</b>                            |         |                                                                                                             |
| (55-68) <b>D</b>                            |         |                                                                                                             |
| (39-54) <b>E</b>                            |         |                                                                                                             |
| (21-38) <b>F</b>                            |         | <b>20</b>                                                                                                   |
| (1-20) <b>G</b>                             |         |                                                                                                             |
| Not energy efficient - higher running costs |         |                                                                                                             |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC  |

Tenure Type: Freehold  
Council Tax Band: G  
Council Authority: Leeds City Council

