



BREARY GRANGE FARM

Bramhope, LS16

WELCOME TO

BREARY GRANGE FARM

A Collection of Timeless Homes in an Iconic Setting

Introducing The Barns at Breary Grange Farm — five individually designed residences in a private, gated development that perfectly blends rural charm with contemporary luxury.

Set in one of North Leeds' most desirable locations, this exclusive collection of homes is an invitation to embrace elegant countryside living without compromise. From their bespoke interiors and high-specification finishes to beautifully landscaped gardens and panoramic green-belt views, each home offers a lifestyle of space, privacy and refinement.

Thoughtfully crafted for modern living, every home at Breary Grange Farm has been designed with exceptional attention to detail. Design House Interiors kitchens, premium appliances, and elegant architectural features combine with sustainable technologies including air source heating and solar PV (subject to negotiation) to offer a home that's both luxurious and future-ready.

Whether you're hosting friends in an open-plan living space, relaxing in your south-facing garden, or soaking in the peace and privacy of your surroundings, life at Breary Grange Farm is as serene as it is sophisticated.

Private. Timeless. Distinctive.



Location

Perfectly positioned between Bramhope, Eccup, and Alwoodley, Breary Grange Farm enjoys one of North Leeds' most desirable semi-rural settings.

The picturesque village of Bramhope is known for its strong sense of community, excellent local amenities, and charming countryside walks. With a highly regarded primary school, tennis and bowling clubs, and easy access to Golden Acre Park, it's ideal for families and those who enjoy a relaxed village lifestyle.

Despite its tranquil feel, Bramhope offers outstanding connectivity. Leeds city centre is just eight miles away, with easy access to Harrogate, Otley, and the wider region via the A660 and nearby motorway links. Leeds Bradford Airport is a ten-minute drive away, making national and international travel effortlessly convenient.



Specification

From the moment you step inside, it's clear that every detail of Breary Grange Farm has been considered to deliver the very best in modern countryside living. Each home has been thoughtfully specified to combine timeless materials with contemporary comforts, offering high-performance features and refined interiors throughout.

Kitchens are individually designed by Design House Interiors in Wetherby, with quartz worktops, premium appliances from Neff, Siemens and Bosch, and luxury touches such as a Quooker boiling water tap and LED feature lighting. Bathrooms and ensuites are finished to an equally high standard, with sleek fitted furniture, walk-in showers, and underfloor heating.

Expect statement staircases, solid internal doors, fitted wardrobes, deep mouldings and Farrow & Ball or Little Greene paint colours. Behind the scenes, you'll benefit from air source heating, CAT6 cabling, EV charging, and solar PV (subject to negotiation). Externally, aluminium windows and stone-flagged patios sit beautifully alongside landscaped gardens, dry stone walls and mature tree screening, all within a secure, gated setting.

This is specification without compromise. Homes that deliver both style and substance.

The build specification on this page and the following pages for the scheme is initial only and subject to change, however it does give an indication of the level to be provided.



Kitchens

- Custom-built kitchens designed by Design House Interiors, Wetherby
- Quartz worktops and upstands with undermount sink
- Central entertaining island (subject to design)
- Neff/Siemens on-show appliances:
 - Induction hob
 - Single oven
 - Oven with microwave
 - Warming drawer (subject to design)
- Bosch integrated appliances behind doors:
 - Dishwasher
 - Extractor hood
 - Fridge freezer
- Quooker Fusion hot, cold, and boiling tap
- Soft-motion drawers
- Low-voltage LED recessed feature lighting
- Large-format porcelain floor tiles

Utility Rooms

- Custom-built utility with quartz worktops and undermount sink
- Mixer tap
- Plumbing for washing machine and dryer space



Bathrooms & Ensuites

- Contemporary fitted furniture with white sanitaryware
- Walk-in showers with frameless glazed screens
- Dual-flush plate
- Mixer taps
- Fully tiled with large-format ceramic wall tiles and porcelain floor tiles
- Programmable electric underfloor heating
- Low-voltage LED recessed lighting
- Heated towel rails

Decoration

- White satin-painted woodwork
- Smooth plastered ceilings finished in white emulsion
- Walls in Farrow & Ball or Little Greene (final colour TBC)

Fixtures & Fittings

- Fitted wardrobes to master bedroom and bedroom 2
- High-quality solid internal doors with premium ironmongery
- Deep skirting boards, architraves, and moulded cornices (to key areas, subject to negotiation)
- Feature staircases
- Large-format porcelain tiles to kitchen/living, WCs, utility, entrance halls, and bathrooms



Heating, Electrics & Security

- Air source heat pump system with:
 - Underfloor heating to ground floor
 - Radiators to first floor
 - Zoned thermostats
- Fully fitted intruder alarm system
- Log burner or balanced flue (subject to negotiation)
- Brushed steel sockets and switches, USB ports, and TV points
- CAT6 internet cabling to all TV points
- External power sockets to rear
- CCTV to front and rear elevations (subject to negotiation)
- 7kW EV charging point (3-phase supply available on request)
- Integrated sound system to lounge and kitchen/diner
- Roof-integrated (in-roof) solar PV system (subject to negotiation)



External Finishes

- Shared secure gated access
- External lighting to front and rear
- Tegular block-paved driveways
- Aluminium windows (black finish)
- Aluminium bifold or sliding doors (subject to design)
- Timber or aluminium entrance doors
- Ogee gutters and downpipes (black finish)
- Outside tap to front and rear
- Spacious stone-flagged patio areas
- Natural slate or stone slate roofs
- Natural timber cladding to carports and garages
- Electrically operated Hörmann garage doors
- Turfed front and rear gardens (seeded to paddock areas)
- 1.2m post and rail timber fencing to selected boundaries
- 1.0m dry-stone boundary walls where specified
- Selection of ornamental shrubs
- Mature tree screening to borders

Warranty & Compliance

- 10-year structural warranty
- Built to 2022 Building Regulations
- Energy-efficient design throughout

Broadband

- Fibre broadband available



BREARY GRANGE FARM SPECIFICATIONS









About The Developer

Crafted by JWT Developments Ltd

With a reputation built on over three decades of excellence, JWT Developments Ltd is known for delivering homes of exceptional quality, craftsmanship and character. Established in 1985 as JWT Builders, the company has grown from a specialist in bespoke home builds and extensions into a trusted developer with a portfolio of high-specification residential schemes.

Every project is approached with the same core values: uncompromising attention to detail, a commitment to safety and sustainability, and a deep understanding of how people want to live. Since becoming a limited company in 2005, JWT has continued to expand, taking on its own developments as well as working in partnership with private clients to bring ambitious visions to life.

Interior design, without compromise

JWT's commitment to quality extends well beyond the exterior. In every home, the interiors are designed to the same high standards, using trusted suppliers and premium materials that have been carefully sourced over years of collaboration. The result is a living space that feels as exceptional as it looks: designed to last, and crafted with care.



Plot	Beds	Baths	Internal Sqft	Garage Sqft	Car Port Sqft	Price
Plot 1 (Reserved)	4	3	2149 sqft	194 sqft	215 sqft	Asking Price £1,050,000
Plot 2 (Reserved)	3	2	1383 sqft	194 sqft	-	Asking Price £850,000
Plot 3	2	2	1080 sqft	194 sqft	-	Asking Price £750,000
Plot 4	4	3	2012 sqft	194 sqft	215 sqft	Asking Price £1,350,000
Plot 5	5	4	2707 sqft	194 sqft	215 sqft	Price to be released late September 2025 - please email to enquire.

FULL SCHEME DETAILS



PLOT 1 FRONT



PLOT 1 REAR





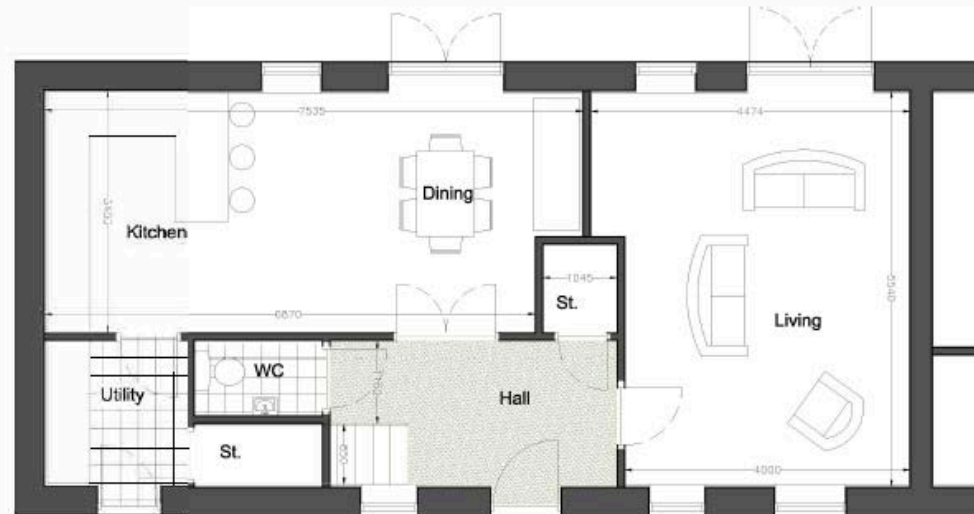
PLOT 2 & 3 FRONT



PLOT 2 & 3 REAR



Plot 2 First Floor Plan



Plot 2 Ground Floor Plan



Plot 3 First Floor Plan



Plot 3 Ground Floor Plan



PLOT 4 FRONT



PLOT 4 REAR



First Floor Plan



Ground Floor Plan



PLOT 5 FRONT



PLOT 5 REAR

Secure Your Place in This Exclusive Development

Breary Grange Farm offers a rare opportunity to own a distinctive, architect-designed home in one of North Leeds' most desirable locations. With just five individually designed residences available, early interest is highly recommended.

If you'd like to find out more or reserve a plot get in touch with the team at Monroe Estate Agents or take a look at the website [here](#) or by scanning the QR code below.

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