



WIKE RIDGE FARM WIKE RIDGE LANE

NORTH LEEDS, LS17 9JF

£1,250,000
FREEHOLD

Wike Ridge Farmhouse presents a rare opportunity to acquire a chain-free, six-bedroom, four-bathroom stone-built farmhouse dating back to the 1700s. This redeveloped home also benefits from impressive South Facing gardens and a garage.

MONROE

SELLERS OF THE FINEST HOMES

WIKE RIDGE FARM WIKE RIDGE

- Characterful chain free farmhouse
- Recently renovated and extended
- Six double bedrooms
- High Specification Kitchen including Quartz worktops
- Characterful beams and log burning fire
- Landscaped gardens with mature trees and shrubs
- Accessed via electric gates
- Approximately 0.5 acres of land
- Breath taking countryside views
- Sought after village location



Wike Ridge Farm

Wike Ridge Farmhouse presents a rare opportunity to acquire a chain-free, six-bedroom, four-bathroom stone-built farmhouse dating back to the 1700s. Nestled in the heart of the desirable hamlet of Wike, this property is in exceptional condition, having been meticulously renovated and expanded. Offering nearly 3000 square feet of living space and surrounded by landscaped gardens with mature trees and lush lawns, it forms an impressive family home.

Upon entering the property, you are greeted by a stunning, high-specification open-plan kitchen diner that effortlessly blends characterful beams with contemporary design. The fully fitted kitchen features exquisite quartz countertops, a large kitchen island with a breakfast bar, built-in appliances, and a stainless-steel range cooker. A spacious utility room conveniently adjoins the kitchen.

The formal living room is designed with the south-facing rear garden in mind, featuring bifold doors that open to the garden terrace, offering expansive views of the private gardens. A stunning bay window bathes the room in natural light, making it an ideal space for relaxation and family entertainment. A cozy sitting room with a log-burning fire, a study, and a WC complete the ground floor.

On the first floor, there are six double bedrooms and

two beautiful house bathrooms. The principal suite boasts a dressing area, a luxurious ensuite, and breathtaking views of the picturesque countryside.

Access to the property is via electric gates and a large gravel driveway, providing ample parking for multiple vehicle, as well as a garage.

REASONS TO BUY

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- new garage

ENVIRONS

The property is located in the exclusive hamlet of Wike, conveniently positioned between the picturesque village of East Keswick and Alwoodley. Nearby Slaid Hill offers shops catering to daily needs, with excellent access to The Grammar School and Gateways. A little further out, you can find the renowned Roundhay Park, trendy shops and restaurants on Street Lane, additional

golf courses in Moor Allerton, Sandmoor, and Alwoodley, and swift access to Leeds city centre. Harrogate, York, and Wetherby are also easily reachable via frequent public transport links.

SERVICES

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

LOCAL AUTHORITY

Leeds

TENURE

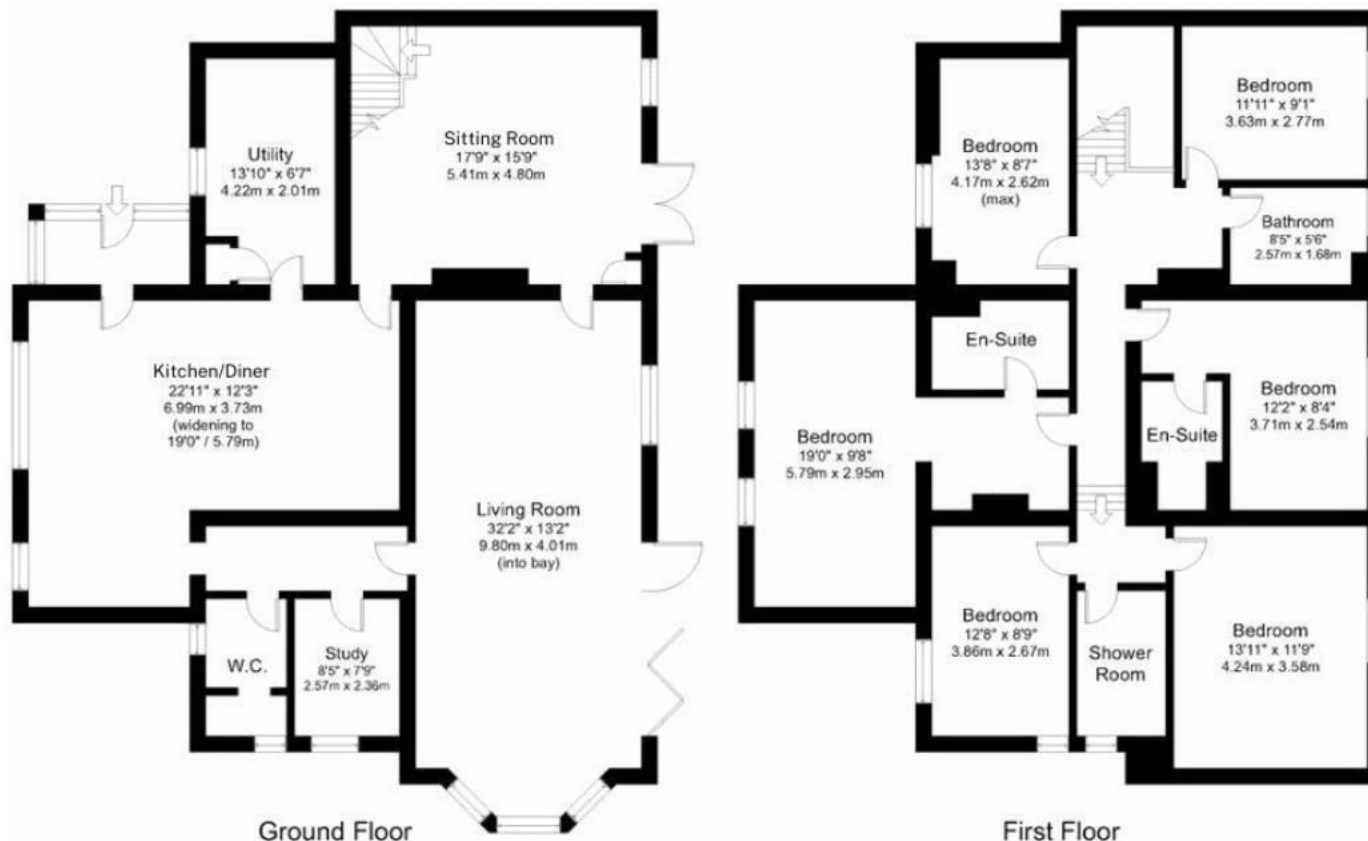
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent Monroe Estate Agents
Viewings by appointments only.

WIKE RIDGE FARM WIKE RIDGE





Gross internal floor area (approx.): 266.7 sq m (2,871 sq ft)

First Floor

Not to Scale. Copyright © Apex Plans.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

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