



Lawns House Chapel Lane, New Farnley Leeds LS12 5DT

welcome to

Lawns House Chapel Lane, New Farnley Leeds

Practicality meets style with a boarded loft for additional storage and timeless period features throughout, making this a truly unique offering. It's a perfect blend of old-world elegance and contemporary living, ideal for those seeking a home with character and comfort.



Property Information

Nestled within serene woodland grounds through recently fitted gates, this delightful Grade II listed three-bedroom character property seamlessly combines historic charm with modern convenience. The home boasts a car port and features generously sized windows that flood the interiors with natural light. High ceilings enhance the sense of space throughout, complemented by elegant high grade Karndean LVT installed just three years ago, backed by a 25-year warranty. Smart home.

The property has been thoughtfully updated by the current owner to include a sleek, modern kitchen, a convenient downstairs WC, and a fully integrated smart home system, encompassing lighting and thermostat controls. The lounge exudes warmth and character, complete with a cozy gas burner. The master bedroom features a luxurious en-suite, while a newly refurbished family bathroom serves the additional bedrooms.

Entrance Hall

Front entrance door to welcoming entrance hall with high grade Karndean LVT flooring, under stairs storage, radiator.

Lounge

14' 8" max x 16' 2" max (4.47m max x 4.93m max)
With new flooring and new blinds, double glazed full height window and one half height, one looking to the garden and one looking onto the beautiful historical building across the road, feature brick fireplace and log burner.

Kitchen Living Area

17' 4" max x 16' 6" max (5.28m max x 5.03m max)
Well designed luxury kitchen with ample storage from the wall, drawer and base units, integrated fridge freezer, range cooker, washing machine, dish washer, sink with drainer, oven hob and extractor fans, spotlights to ceiling, tiled floor. Space for a table and chairs.

Downstairs Wc

6' 9" max x 4' 6" max (2.06m max x 1.37m max)

Useful downstairs cloakroom. Built in storage, radiator and wall hung boiler.

Landing

Modern flooring, flooded with light from the two double glazed windows with views of the historic church building.

Bedroom 1

15' 5" max x 11' 9" max (4.70m max x 3.58m max)
Large double bedroom with double glazed windows, high ceilings, 2 radiators, modern flooring still in warranty, new blinds to windows.

En-Suite

7' 8" max x 6' 5" max (2.34m max x 1.96m max)
Tiled flooring, extractor fan, skylight window, heated towel rail, spot lights to ceiling.

Bedroom 2

16' 6" max x 13' 2" max (5.03m max x 4.01m max)
Flooded with light from the 3 double glazed original windows, carpet, large double radiators, high ceilings..

Bedroom 3

8' 3" max x 6' 1" max (2.51m max x 1.85m max)
High grade Karndean LVT floor, radiator, double glazed window, access to the loft.

Loft

Part boarded and insulated loft.

Bathroom

7' 5" max x 6' 4" max (2.26m max x 1.93m max)
New luxury bathroom suite, heated towel rail, skylight, spotlights to ceiling.

External

Stunning period home with an abundance of charm and character. Set in an exclusive gated development with private garden and parking, plus use of the communal gardens and private woodland. This is an absolute must see!

Agents Note

£50 per month paid towards the upkeep of the stunning grounds.



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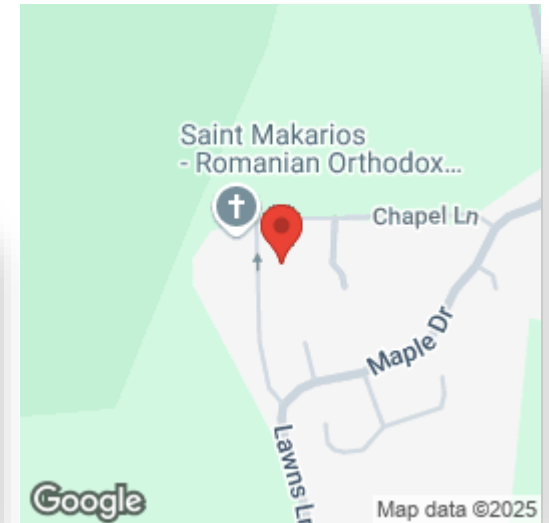
Lawns House Chapel Lane, New Farnley Leeds

- Nestled in Woodland grounds
- Grade II listed building
- Gated property near Farnley Park
- Lights & Thermostat on smart switch
- High grade Karndean LVT flooring

Tenure: Freehold EPC Rating: D

guide price

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY115506 - 0003

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