

BEECH HOUSE



SCOTLAND LANE, HORSFORTH, LEEDS, LS18 5HH



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Leeds 5 miles, Horsforth 1 mile, Harrogate 15 miles (all distances approximate)

One of the finest Georgian houses in the area !

An exquisite Grade II listed country house, beautifully presented and interior designed providing superb accommodation and set in 7 acres of glorious gardens and grounds.

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ACCOMMODATION AND AMENITIES

Ground Floor

Main House: Entrance hall, drawing room, dining room, open plan living kitchen/diner, conservatory, utility room, pantry and wc.

Basement

Cellar

First Floor

Master bedroom with dressing room and ensuite bathroom, guest bedroom with dressing area and ensuite bathroom, bedroom three with ensuite shower room, bedroom four, house bathroom and study.

Second Floor

Two bedrooms and attic storage space.

Adjoining Annexe:

Ground floor:

Reception hall, pantry, cloaks, comms room and w.c.

First floor:

Open plan living kitchen, cinema room and sitting/games room leading to downstairs two bedrooms one ensuite and a separate bathroom.

Access to double garage.

Outbuildings:

High tech 5 car garage with access to workshop, potting shed and greenhouse. Gym with home office above.

Outside:

Sweeping driveway, cobbled courtyard, large lawned garden which wraps around the property, beautiful walled garden and orchard, woodland, lake and paddocks.

In all approximately 7 acres





INTRODUCTION

Beech House is a handsome and very spacious family home, which sits centrally in its own private and beautiful grounds at the end of a meandering driveway leading off Scotland Lane, in the heart of Horsforth. The oldest part of the house dates from c1750, receiving a number of significant additions in c1800, the final stage of the property's evolution spanning twenty years under the guidance of the present owners, concluding in 2009. The house and associated outbuildings have been sympathetically combined, upgraded and thoughtfully remodelled creating a home perfectly suited to modern family lifestyles. It now boasts a unique combination of period charm alongside modern technology and interior design.

The open plan kitchen dining area is the hub of the house incorporating a spacious orangery, which extends the dining/living area to the guest wing and enhances natural light levels. In addition to this the main house has two generous reception rooms overlooking the gardens, currently used as a drawing room with bar area and a formal dining room.

The hallway has a beautiful Georgian staircase and ornate plasterwork mentioned in the listing text. There is a useful utility/ cloakroom in this part of the property as well as the arched wine cellar.

On the first floor is the spacious principal suite with dressing room and fabulous bathroom, a guest room with en suite and dressing area, and two further bedrooms: one with an en suite shower room. There is also a luxurious house bathroom and a useful office room. The second floor has two cosy bedrooms and an attic room perfect for young children.

To the other side of the orangery, to the north of the main house is an adjoining annexe with additional living space to support the main house. There is a sizeable sitting area with bespoke sweeping staircase leading up to a cinema room, a further sitting room, games room, kitchen/ dining room and two bedrooms beneath (one en suite) as well as a separate bathroom. The cinema room has built in Lutron controlled black out blinds and a wall mounted projector supported by an Artcoustic surround system giving a real cinematic experience.

This part of the house also has access to the double garage, a storage room, w.c. and comms room.

The property centres around a beautiful cobbled courtyard. Across from the house is a home office finished in fine walnut units with an integral contemporary fireplace with a gym below -perfect for those working from home. There is also a large garage and workshop created from a former stone built piggery. This underfloor heated and dehumidified gem is the ultimate man cave with fitted bar and sound system, the ideal place to house those special vehicles. For the gardener there is a potting shed and large English Heritage recognised greenhouse.

The outside of this property is beautifully maintained, with an electric gated entry and meandering driveway leading to the front and to the rear. Possibly the highlight of the exterior space here is the magical walled garden to the rear which has been recently restored and thoughtfully planted creating the perfect venue for those wanting to entertain in style

(complete with lighting, wifi, music and a 'fire house' for all year round entertaining!). The rest of the garden is mostly laid to lawn with shrubs and planting as well as a mature woodland and a ha ha which drops down to the lake and undulates beyond.

The grounds are secured by a state of the art camera system for added peace of mind.









ENVIRONS

Beech House is approximately 1 mile from the centre of Horsforth which is a very popular suburb of Leeds which has every day to day facility and amenity one would need. The centre of Leeds is only 5 miles away and easily accessible by car or on the train from the station at Horsforth. From the property it is also very simple to get out and about into the Yorkshire Dales and to the popular towns of Ilkley, Otley and Harrogate.









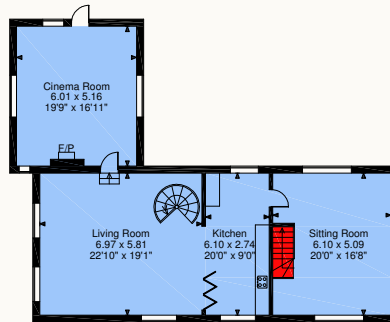
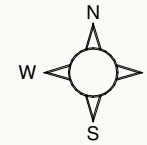


BEECH HOUSE SCOTLAND LANE, LEEDS

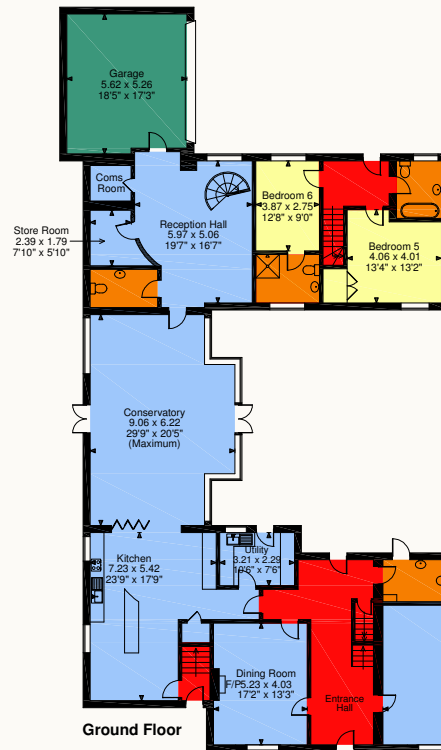
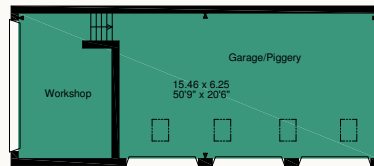
Main House = 7362 Sq Ft/684 Sq M

Garage = 1367 Sq Ft/127 Sq M

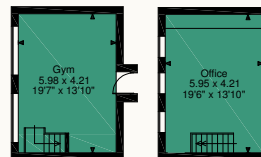
Outbuilding = 632 Sq Ft/58 Sq M



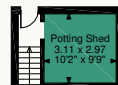
First Floor



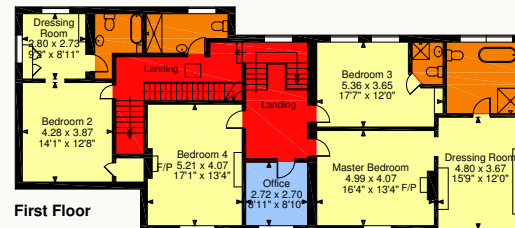
Ground Floor



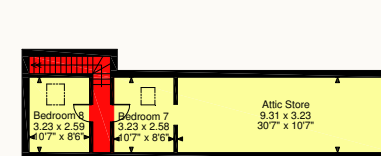
First Floor



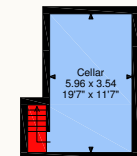
Ground Floor



First Floor



Second Floor



Cellar

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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ADDITIONAL INFORMATION

Services

We are advised that the property has mains water, electric and gas. The central heating is gas fired. Drainage via a septic tank.

Local Authority

Leeds City Council
Tel 0113 222 4444
www.leeds.gov.uk

Tenure

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

Directions

From Horsforth travel along Scotland Lane and the access to Beech House is on the right hand side

Viewing

Strictly through the selling agents

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	67
E (39-54)	
F (21-38)	
G (1-20)	74
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

