

# HUNTERS®

## EXCLUSIVE

North Lodge Carlton Lane, Yeadon, Leeds, Yorkshire, LS19 7BE

Asking Price £1,250,000

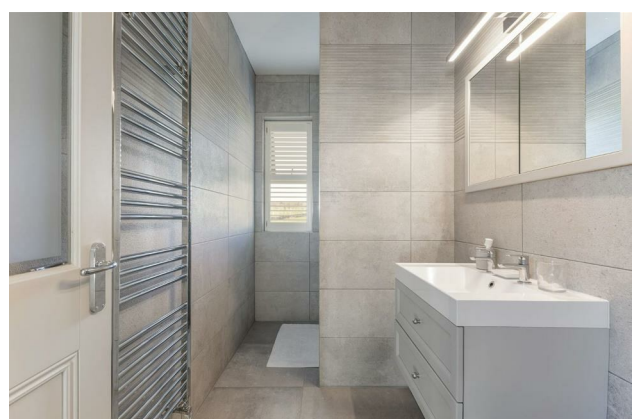
Property Images



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### Property Images



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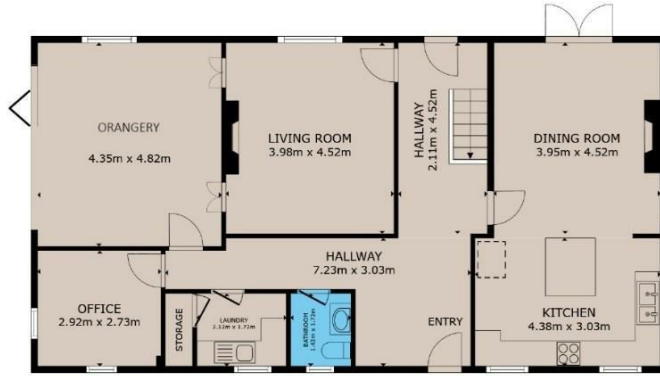
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### Property Images

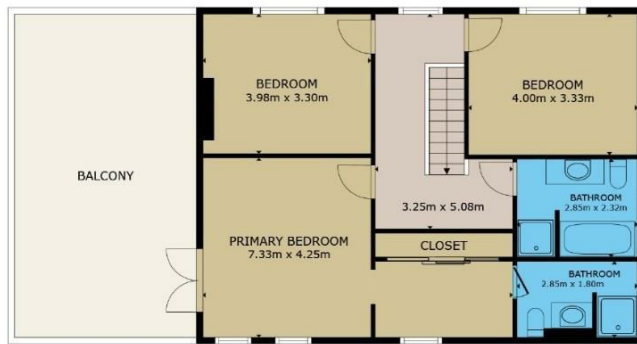


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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 112.7 m<sup>2</sup> FLOOR 2 78.7 m<sup>2</sup>  
 EXCLUDED AREAS : BALCONY 32.9 m<sup>2</sup>  
 TOTAL : 191.3 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### Map



### Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 2  
 Tenure: Freehold

Nestled in a picturesque rural setting, this exquisite high-specification lodge seamlessly blends contemporary luxury with timeless period charm. Having undergone extensive renovation and refurbishment by the current owner, the property has been meticulously crafted to create an elegant and sophisticated home, offering an exceptional standard of finish throughout. With breathtaking panoramic views, high-quality fixtures and fittings, and an array of period features, this residence epitomises modern country living at its finest.

Upon arrival, you are greeted by a grand solid wood entrance door, opening into a welcoming entrance hallway. Here, natural limestone floor sets the tone for the quality and attention to detail evident throughout the home. The heart of the property is the impressive farmhouse-style kitchen, an outstanding space designed for both family life and entertaining. The kitchen is beautifully appointed with a central island, Rangemaster Leckford Deluxe stove, integrated Miele dishwasher, Neff microwave, and a Fisher & Paykel fridge freezer. A built-in wine cooler ensures drinks are always at the perfect temperature, while the exquisite grey marbled leather-finish granite worktops, complete with splashbacks, add a touch of refined elegance. With triple-aspect windows flooding the room with natural light, this is a truly inviting space to gather and enjoy.

Leading from the hallway, the ground floor accommodation includes a spacious lounge, featuring a Sheraton wood-burning and multi-fuel freestanding stove—perfect for cosy evenings. A well-appointed study houses the Sanus Yamaha music centre system which controls the ceiling inset speakers in the dining kitchen and orangery, catering to all your audio needs. The guest WC and utility room offer additional practicality, while the stunning orangery extension, with its bi-folding doors opening onto the patio, creates a seamless connection between indoor and outdoor living. Throughout the ground floor, underfloor heating with individual room control ensures year-round comfort.

Ascending to the first floor, the master bedroom is a true sanctuary, complete with a luxurious walk-through dressing room fitted with floor-to-ceiling mirrored wardrobes. The en-suite shower room is finished to an exceptional standard, featuring premium Grohe fittings. Double doors from the bedroom lead to a potential roof terrace, offering an idyllic spot to enjoy the surrounding countryside views. The two additional bedrooms are both generous doubles, beautifully presented and designed with comfort in mind. Completing the first floor, the modern house bathroom is a masterpiece of classic elegance, boasting a Butler & Rose Victorian-style dual shower cubicle and a stunning Burlington suite. From the landing is access to a skimmed, carpeted and heated loft space.

Externally, the property is accessed via remote-controlled gates, leading to an ample parking area accommodating multiple vehicles. The front of the property is framed by charming raised planters, a beautifully crafted drystone wall boundary, a garage, and useful outbuildings. To the rear, the expansive lawned garden is a true delight, featuring well-stocked borders with mature shrubs and perennials. Concealed lighting enhances the ambience, creating a magical setting for summer evenings. A raised patio, positioned adjacent to the orangery, is perfect for al fresco dining and entertaining, with all outdoor spaces enjoying a high degree of privacy and uninterrupted countryside views.

Ideally positioned, the property offers easy access to the stunning landscapes of Otley Chevin, as well as the nearby towns of Guiseley and Otley. A wealth of local amenities, highly regarded schools, and excellent transport links further enhance the appeal of this exceptional home.

Offered to the market with no onward chain, this remarkable lodge presents a rare opportunity to acquire a beautifully finished, high-specification residence in a truly enchanting rural setting.

## Features

• HIGH SPECIFICATION STONE BUILT LODGE • PANORAMIC RURAL VIEWS • EXTENSIVE GROUNDS / GARDENS • SUPERB MASTER SUITE • ORANGERY EXTENSION WITH BI FOLDING DOORS • CLOSE TO GUISELEY AND OTLEY • EXCELLENT TRANSPORT LINKS • NO ONWARD CHAIN • HUNTERS 360 TOUR • GARAGE AND OUTBUILDINGS