

South Lodge Parkside Road, Meanwood, Leeds, LS6 4NA



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South Lodge Parkside Road

Guide Price £550,000

Introduction

The first viewings are on Saturday 26th September 2026.

A truly individual Grade II listed detached stone lodge, occupying a wonderful mature plot within the Meanwood Conservation Area. South Lodge combines period character, generous gardens and an exceptional leafy setting, while remaining within easy reach of everything Meanwood has to offer. Offered for sale with no onward chain.

South Lodge is one of those homes that feels quite unlike anything else you are likely to find in Meanwood. Set amongst mature trees and established greenery, this attractive detached stone lodge enjoys a private and surprisingly extensive plot, with lawns flowing around the property and an abundance of mature planting helping create what feels to be wonderfully secluded setting.

Inside South Lodge

The property itself is packed with architectural character. Traditional stone elevations, handsome chimney stacks, decorative detailing and beautiful Accoya timber sash windows immediately give South Lodge a sense of history. South Lodge is believed to have been built around 1870 while internally the accommodation offers an appealing mix of period features and modern day comfort.

Entering through the beautiful front door, you step into a welcoming hallway that connects all the rooms of this distinctive home. The accommodation extends to approximately 1,008 sq. ft. / 93.68 sq. m., including the loft area shown on the floorplan.

The living room is a particularly attractive reception space, with excellent natural light and a lovely outlook across the surrounding greenery. A fireplace provides a natural focal point and fits beautifully with the traditional proportions of the room.

The kitchen is another standout feature of South Lodge. Fitted with a contemporary range of high-gloss units and contrasting work surfaces, it offers plenty of storage and preparation space together with integrated appliances. Above, the exposed roof timbers and vaulted ceiling create a fantastic sense of height and shows off some of the building's heritage.

There are three ground-floor bedrooms, giving the property a level of flexibility that should appeal to a wide variety of buyers. The principal bedroom is a generous room and found in the 1999 extension, while the additional bedrooms could equally work as guest accommodation, a study or home office depending upon individual requirements.

The bathroom has been finished in a smart contemporary style, with large format tiling and a modern suite incorporating both a freestanding bath and separate glazed shower enclosure.

In the third bedroom a pull down ladder rises to a useful loft, measuring approximately 14'0" x 7'8". This is a particularly characterful space, with exposed timber roof structure, roof lights and a distinctive circular window.

The Grounds

For us, the setting is one of the biggest reasons South Lodge feels so special.

The property sits within extensive mature grounds which wrap around the house, creating the feeling of a small private retreat despite being so well connected to Meanwood and Leeds.

Mature trees form a wonderful natural backdrop, while sweeping lawns, established hedging and planted borders give the gardens a relaxed, almost park-like feel. There are numerous places to sit outside throughout the day, whether enjoying a morning coffee beneath the trees or simply taking in the surroundings.

The aerial photography really demonstrates how unusual the plot is, with South Lodge appearing almost hidden amongst the greenery.

Planning Permission & Future Potential

South Lodge has benefited from planning permission, granted in 1999, for an extension to the main house together with an additional annexe/garage positioned towards the top of the garden. This would comprise of a bedroom/study, en suite as well as a garage

The extension to the main house was subsequently completed, but the annexe was never built. A new owner could potentially implement this remaining element.

This makes South Lodge even more interesting for somebody looking not only for a unique home, but also for longer-term flexibility within the grounds.

Further information regarding the historic planning permission is available through Cornerstone upon request. Any purchaser wishing to rely upon or implement the remaining element of the consent should make their own enquiries with Leeds City Council and obtain appropriate professional advice regarding its current planning status and the requirements associated with a Grade II listed property.

A Wonderful Meanwood Setting

South Lodge occupies a fantastic position on Parkside Road within the Meanwood Conservation Area, surrounded by some of the suburbs best greenery while still being only a short distance from the centre of Meanwood.

This side of Meanwood has a particularly leafy feel, with mature trees, woodland and green open spaces seemingly around almost every corner.

Meanwood Park is close by and remains one of the area's great assets, offering broad areas of parkland, woodland walks and access into The Hollies and the wider Meanwood Valley Trail. The trail continues through a beautiful green corridor towards Woodhouse Ridge and beyond, giving walkers, runners and families miles of countryside-style routes despite being only a few miles from Leeds City Centre.

From South Lodge, it is also a pleasant walk to two of Meanwood's best-known pubs. The Bay Horse and The Myrtle Tavern are both nearby, with the Myrtle occupying a particularly attractive setting overlooking the neighbouring cricket ground. It is exactly the sort of location that makes this part of Meanwood feel so different from many other inner city suburbs.

South Lodge also borders Tongue Lane, where regular bus services provide convenient connections towards Leeds and the surrounding areas. Tongue Lane is also home to the David Lloyd Leisure Club, offering gym, swimming, racquet and leisure facilities on the doorstep.

Meanwood itself has developed into one of North Leeds' most popular suburbs, with an excellent collection of independent cafes, bars, restaurants and local businesses. There is also the convenience of Waitrose and the nearby Northside Retail Park, home to Aldi and other useful everyday amenities.

Moortown, Headingley and Chapel Allerton are both within easy reach, further expanding the choice of restaurants, shops and leisure facilities available locally.

For commuters, Leeds City Centre is only a few miles away, making South Lodge particularly appealing to buyers wanting the greenery and character of Meanwood without sacrificing access to the city, universities, hospitals and major employment centres.

To Conclude

South Lodge is a rare opportunity to purchase a genuinely individual period home in one of Meanwood's most attractive and green settings. With its Grade II listed architecture, extensive mature grounds, flexible accommodation, no onward chain and the intriguing potential offered by the historic planning permission, this is a home that really does deserve to be seen in person.

Additional Information

Tenure - Freehold.

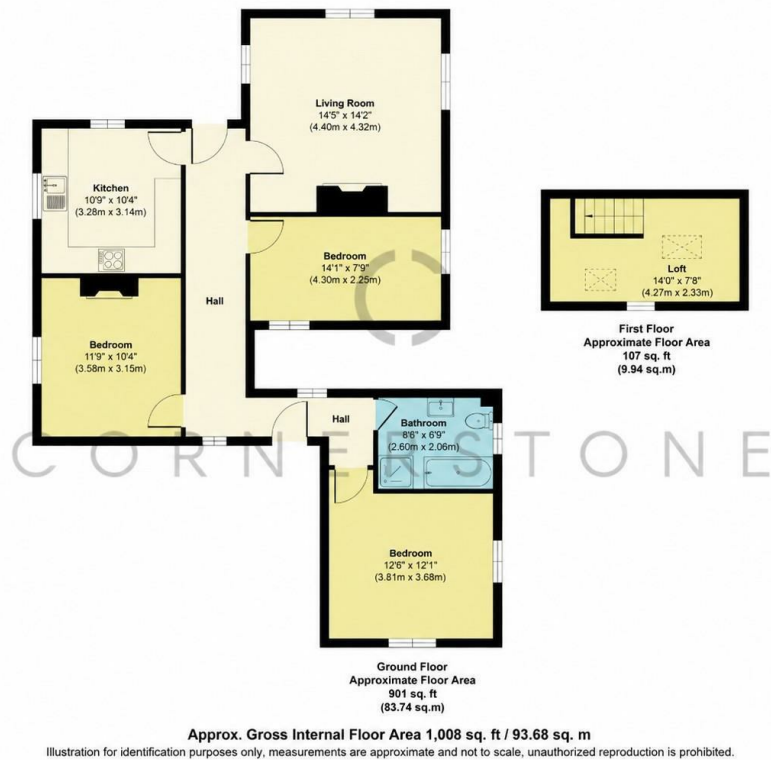
Council Tax Band C with an improvement indicator.

No Chain.

The property sits within a conservation area and is grade two listed.

1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand the source of any funds used in a property transaction. As part of our due diligence process, all purchasers and individuals providing funds (including giftors) will be required to provide: Proof of identity, Proof of address and Evidence of the source of funds. We carry out electronic anti-money laundering (AML) checks on all buyers and giftors. A non-refundable fee of £40.00 (including VAT) will be charged per individual to cover the cost of these checks. We apply a risk-based approach in line with regulatory





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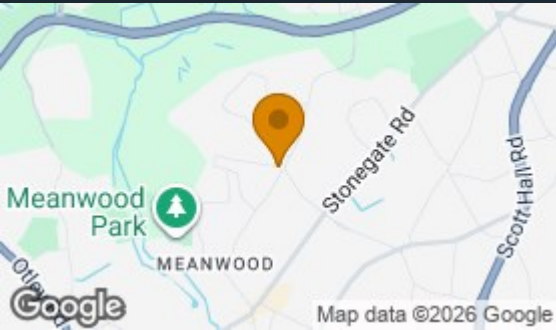
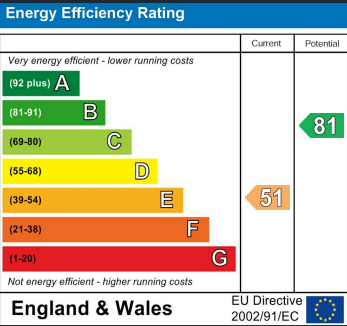
3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

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