



THE LIME HOUSE BRADSTOCK GARDENS

LEEDS, LS27 9PD

£830,000
FREEHOLD

An exceptional architecturally designed eco home set within an exclusive gated development, offering luxury living in a highly sought-after location. This stunning property features five double bedrooms, a double-height living room, and a spectacular open-plan kitchen/dining/family space, all finished to a high specification throughout. With beautifully landscaped gardens, a private roof terrace, smart home features, and excellent motorway links (M62 & M1), this is a rare opportunity to purchase a truly unique, turn-key family home. Early viewing is highly recommended.

MONROE

SELLERS OF THE FINEST HOMES

THE LIME HOUSE BRADSTOCK

- Architecturally Led Family Home • Individual & Unique Design • Stunning Accommodation Throughout • Double Height Living Room • Gated Community of Just Three Homes • Large Open Plan Kitchen/Diner Family Room • Eco Family Home • Electric Car Charger • MVHR Ventilation System Throughout • Call The Office For A Viewing



This very impressive architecturally designed eco family residence offers a rare opportunity to acquire a truly unique and high-specification home, set within a secure gated community of just three executive properties. Designed by the current owners to create a striking and contemporary living environment, the property seamlessly blends cutting-edge design, open-plan living, and eco-friendly innovation, resulting in a home that is both luxurious and highly efficient.

The accommodation is spacious and thoughtfully arranged, featuring a dramatic entrance hallway with a stunning staircase and an abundance of natural light. A standout double-height living room creates a real sense of scale and impact, while the expansive open-plan kitchen, dining, and family space forms the true heart of the home—perfect for modern living and entertaining. Additional reception space offers flexibility for growing families or home working, while galleried landings add to the architectural statement throughout. The property boasts five generous double bedrooms and three stylish bathrooms, including a superb principal suite with direct access to a private roof terrace, creating a perfect retreat.

Externally, the home sits within beautifully landscaped gardens, offering a high degree of privacy along with multiple areas for relaxing and entertaining. A private driveway provides ample off-street parking, all set behind secure electric gates, enhancing both exclusivity and peace of mind.

The property has been extensively upgraded and enhanced by the current owners, with a range of premium, high-quality improvements. These include a bespoke fully clad carport

with Abodo rainscreen cladding, green roof, and generous storage; a high-end composite decking area with new subfloor; and a premium permeable driveway. The gardens have been completely transformed by an award-winning landscaping company, complemented by feature lighting throughout, including festoon lighting, garden spotlights, and smart-controlled exterior lighting systems.

Further standout features include a fully refurbished master balcony with contemporary finishes, professionally restored and repainted external render, and a professionally cleaned roof and exterior. Internally, the property benefits from restored travertine flooring across the ground floor, new blackout blinds to the top floor roof windows, and sleek glass wall panelling to the kitchen, enhancing the modern aesthetic. A smart security system, underfloor heating, and an advanced whole-house ventilation system ensure comfort, efficiency, and peace of mind throughout. There are also two sheds (one dry and one wet), two EV charge-ready points (located at the carport and the opposite side of the house), and a high-quality integrated sound system across the entire ground floor, including ceiling speakers in the kitchen/dining area, a snug record player setup, and surround sound in the living room.

The property is ideally located for convenient access to a wide range of local amenities, including well-regarded schools, shops, and leisure facilities, making it perfectly suited for family living.

Situated in Morley, a historic and increasingly sought-after town near Leeds, the area combines heritage charm with

significant ongoing investment. In 2021, Morley secured £24.3 million from the UK Government's Towns Fund, which is being used to modernise the town centre, enhance public spaces, and improve transport links. The town also offers self-guided Heritage Trails through the centre and Morley Bottoms, showcasing its rich history and character.

The property enjoys excellent connectivity, located less than five miles from Leeds city centre (approximately 4.8 miles to Leeds City Centre Train Station), while also benefiting from easy access to the motorway network, including the M62 and M1, providing straightforward routes to Manchester and beyond—ideal for commuters. This superb location offers the perfect balance of privacy, connectivity, and lifestyle.

This is a rare, one-of-a-kind opportunity to purchase a statement home in a highly exclusive setting. Early viewing is strongly recommended—contact our office today to arrange your viewing.

REASONS TO BUY

- Architecturally designed eco home
- Gated development / exclusive community
- Five double bedrooms
- High specification throughout
- Open-plan kitchen/dining/family room
- Double-height living space
- Principal suite with roof terrace
- Landscaped gardens
- Luxury outdoor entertaining space
- Composite decking & premium driveway

- Smart home features / smart lighting
- EV charge ready (2 locations)
- Underfloor heating
- Modern ventilation system (MVHR)
- Secure parking / carport
- Integrated ground floor sound system
- Ideal family home
- Turn-key / move-in ready
- Unique, one-off property

ENVIRONS

The detached house is located within a small boutique and gated development of three detached properties and has excellent access links to the M62 & M1 motorways.

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is Freehold and is sold with vacant possession

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ADDITIONAL INFORMATION

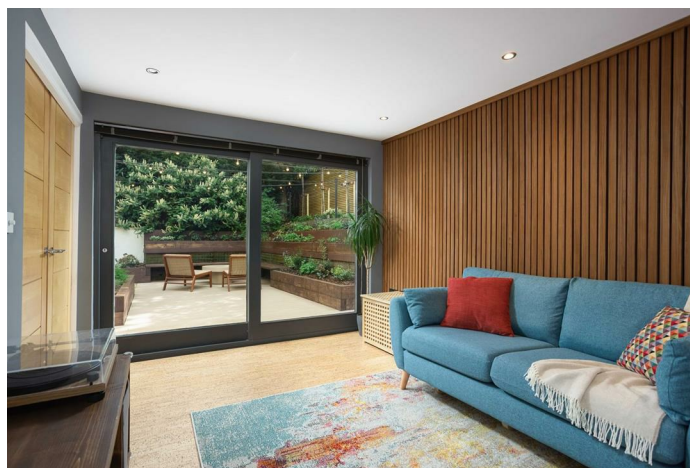
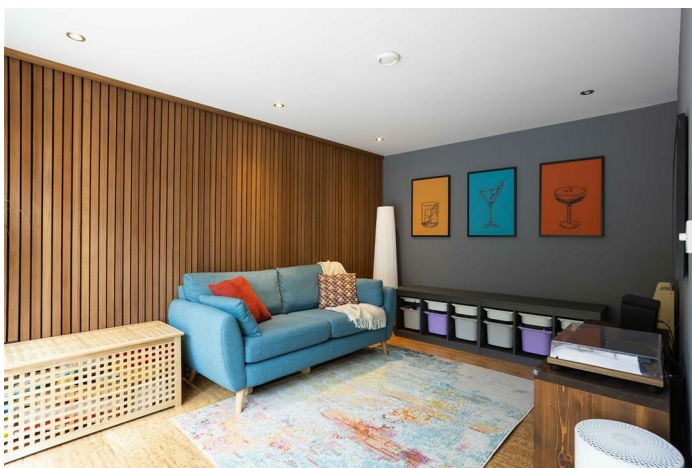
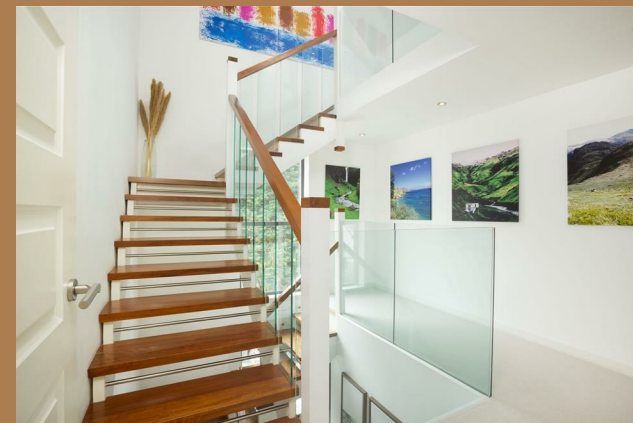
Local Authority – Leeds City Council

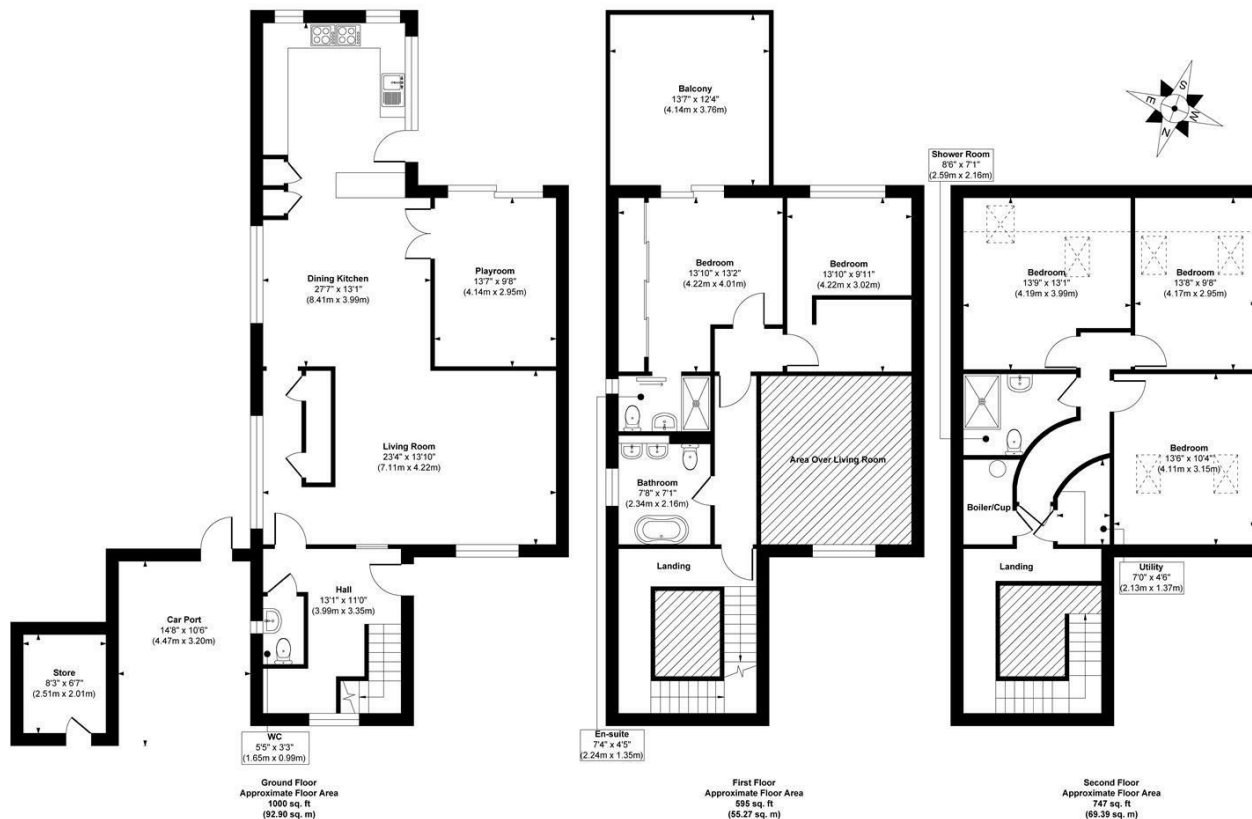
Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 2342.00 sq ft

Tenure – Freehold





Approx. Gross Internal Floor Area 2342 sq. ft / 217.56 sq. m (Including Store)

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	85
(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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