



## WIKE RIDGE LANE

LEEDS, LS17 9JF

£2,500,000  
FREEHOLD

Wike Ridge Barn presents a rare opportunity to acquire a chain-free, six-bedroom, six-bathroom stone-built farmhouse dating back to the 1700s. This redeveloped home also benefits from impressive South Facing gardens with additional land available by separate negotiation.

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# WIKE RIDGE LANE

- Stunning Barn Conversion with approx 5000 sqft living space
- Immaculate Finishes Throughout
- Chain Free Opportunity
- Underfloor Heating to Ground Level
- Private Gated Entrance
- Ideally located between East Keswick and Alwoodley
- Character Barn Conversion Features
- Approx 0.5 acres of land



## Wike Ridge Farm Barn

Wike Ridge Farm Barn is a truly exceptional barn conversion offering over 5,000 sq ft of beautifully designed living space, set in a picturesque rural location just minutes from The Grammar School at Leeds and the vibrant amenities of Street Lane, Roundhay.

Finished to an outstanding standard, this unique home blends original character features—such as exposed beams—with high-end contemporary finishes. These include Lapidia and Amtico flooring, Farrow & Ball interiors, integrated Siemens appliances, Aquavision TV in the master en-suite, a full AV system, underfloor heating on the ground floor, and gas central heating upstairs.

The flexible layout is ideal for modern family life and entertaining, featuring a welcoming reception hall, lounge, stunning open-plan dining kitchen, utility room, snug, games room, office, gym, and a self-contained guest/staff wing with bedroom, en-suite, and sitting room. Upstairs offers a luxurious master suite with walk-in wardrobe and en-suite, four additional bedrooms (two with en-suites), and a separate shower room.

The property includes a fully refurbished attached barn providing a further 4,000 sq ft of versatile space. Outside, extensive south-facing spaces, a walled garden, and sweeping countryside views create a

perfect setting for outdoor living.

Set behind remote-controlled gates and approached via a gravel driveway with ample parking, this private residence also offers the option of additional land and paddocks.

Wike Ridge Farm Barn sits on the edge of the exclusive hamlet of Wike, ideally located between East Keswick and Alwoodley. Local shops are nearby at Slaid Hill, with excellent access to top schools, Roundhay Park, golf courses, and Leeds city centre.

Access to the property is via electric gates and a large gravel driveway, providing ample parking for multiple vehicle, as well as a garage.

## REASONS TO BUY

- Characterful chain free farmhouse
- Recently renovated and extended
- Six double bedrooms
- High Specification Kitchen including Quartz worktops
- Characterful beams and log burning fire
- Landscaped gardens with mature trees and shrubs
- Accessed via electric gates
- Approximately 0.5 acres of land and additional land subject to negotiation
- Breath taking countryside views
- Sought after village location

## ENVIRONS

The property is located in the exclusive hamlet of Wike, conveniently positioned between the picturesque village of East Keswick and Alwoodley. Nearby Slaid Hill offers shops catering to daily needs, with excellent access to The Grammar School and Gateways. A little further out, you can find the renowned Roundhay Park, trendy shops and restaurants on Street Lane, additional golf courses in Moor Allerton, Sandmoor, and Alwoodley, and swift access to Leeds city centre. Harrogate, York, and Wetherby are also easily reachable via frequent public transport links.

## SERVICES

We are advised that the property has mains gas, water and electricity. Septic tank drainage.

## LOCAL AUTHORITY

Leeds

## TENURE

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

## VIEWING ARRANGEMENTS

Strictly through the selling agent Monroe Estate Agents  
Viewings by appointments only.

## WIKE RIDGE LANE





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### ADDITIONAL INFORMATION

**Local Authority** – Leeds

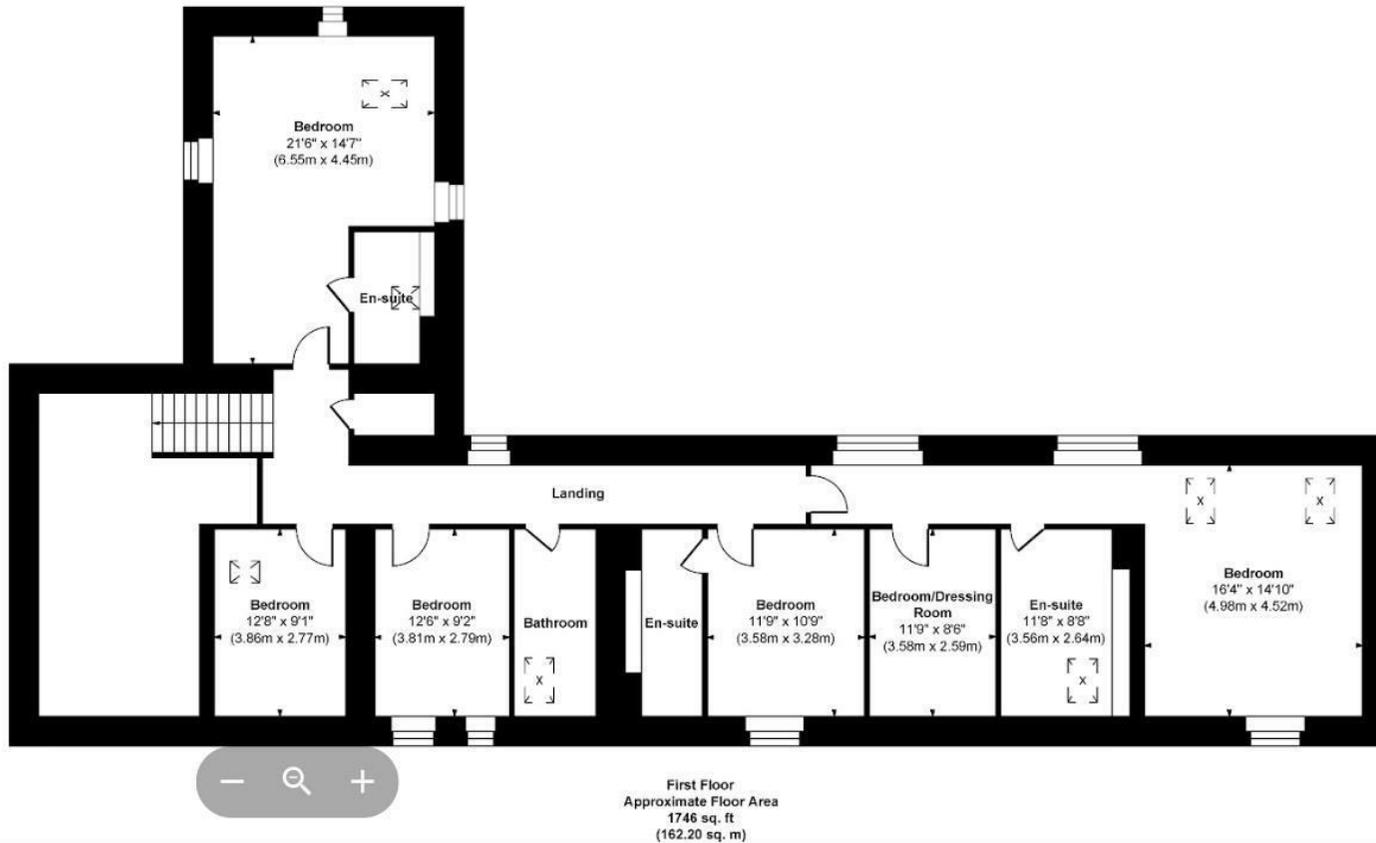
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 5000.00 sq ft

**Tenure** – Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C		70	
(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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