

MOLVA LING LANE SCARCROFT, LS14 3HY

£3,250,000
FREEHOLD

Monroe invites you to discover a residence of contemporary refinement and understated luxury.

Behind private gates on a generous south-facing plot, this outstanding home blends modern sophistication, comfort, and style. Beautifully designed interiors showcase flowing proportions, bespoke finishes, and abundant natural light throughout. Three elegant reception rooms, including a formal lounge, TV lounge, and children's den, create versatile spaces for family life and entertaining, while the south-facing conservatory opens onto a large decked terrace with stunning views.

The bespoke German kitchen, featuring premium Miele appliances, forms the heart of the home and connects seamlessly to outdoor dining terraces and a well-equipped utility area.

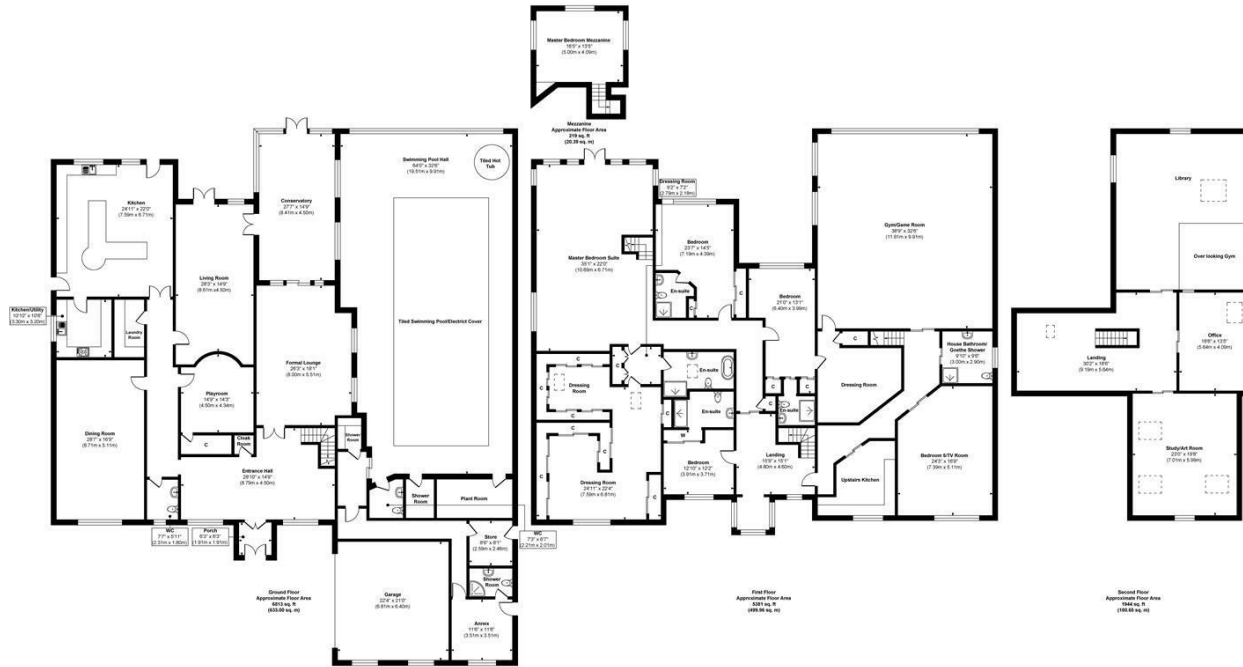
A versatile leisure wing offers space for wellness and creativity, with a pool, spa, games area, and a private studio and office suite.

Upstairs, five beautifully proportioned bedrooms, four with en-suite bathrooms, include a showpiece primary suite with private lounge, balcony, dressing room, and spa-style bathroom.

The gardens are elegantly landscaped, providing peace, privacy, and countryside views, a home of modern sophistication and timeless appeal.

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Approx. Gross Internal Floor Area 14357 sq. ft / 1334.00 sq. m (Including Garage&Annexe&Mezzanine)

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	82
(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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