

# CHURCH FARM

Ledsham, Leeds, West Yorkshire



## CHURCH FARM

**Remarkable detached period house with a walled garden, in the heart of an attractive village with an historic inn**

*Leeds 12 miles • Wetherby 15 miles • Doncaster 21 miles  
York & Harrogate 25 miles*

Reception hall • 3 reception rooms • kitchen/breakfast room • utility room • boot room/cloakroom

Principal bedroom suite • 3 further bedrooms • 2 further bathrooms (1 en suite) • home office/bedroom 5

Double garage with workshop and store • dog kennel/shed • gardener's wc • greenhouse

Gardens and grounds

In all some 0.6 acres

For Sale Freehold

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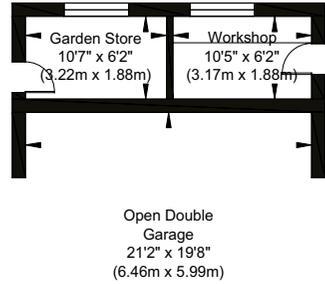
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# Church Farm, Claypit Lane, Ledsham, Leeds, West Yorkshire LS25 5LP

Approximate Gross Internal Floor Area  
3867 SQ FT / 359.0 SQ M (Including Outbuildings)

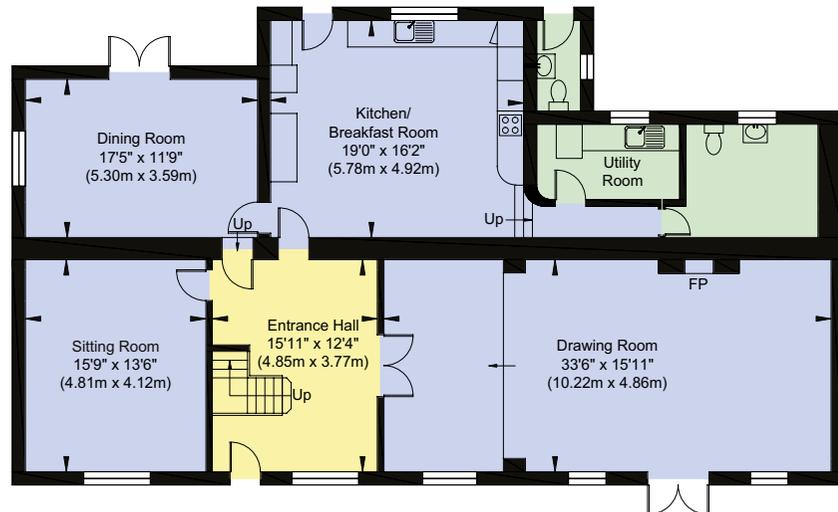
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



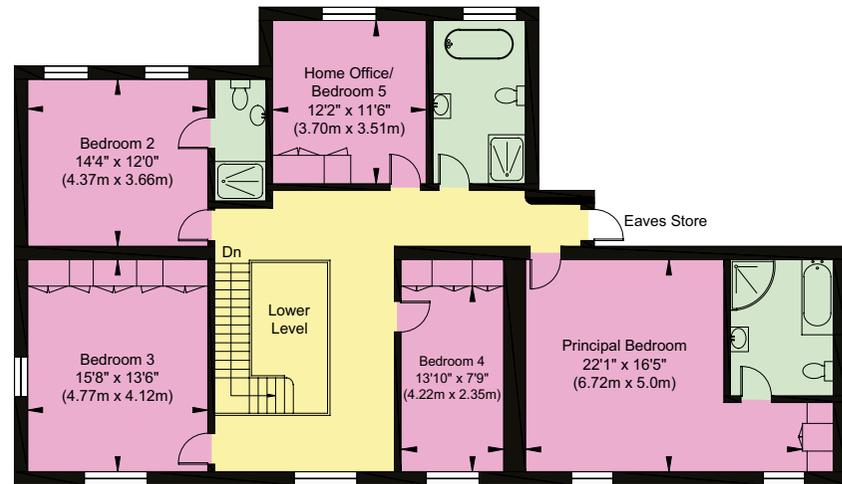
Double Garage / Workshop  
GROSS INTERNAL FLOOR AREA  
APPROX. 554 SQ FT / 51.0 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	24



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1801.87 SQ FT / 167.40 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1513.40 SQ FT / 140.60 SQ M

City

Country

Coast



Church Farm is a detached village house that occupies an idyllic setting in the lee of an historic church, possibly the oldest building in the county. A former farmhouse, Church Farm originates from the mid-seventeenth century and stands as an exemplar of sensitive renovation. The property's distinguished heritage has been thoughtfully preserved and complemented by stylish, high spec interiors. It sits behind electric gates in extensive, landscaped gardens and grounds with wraparound access and includes a two-bay carport, generous parking and hugely private gardens. Church Farm has been a much-loved family home for 26 years.

- Detached period village house 12 miles west of Leeds
- Outstanding family house of more than 3300 sq ft
- Dates from 1650 and not listed - array of character/original features
- Glorious walled gardens offering great privacy
- Ideal for entertaining with an extensive flagged terrace
- Substantial carport with two secure stores
- Tranquil location in the heart of the village
- Highly accessible village location
- Rapid access to Leeds, York and the national motorway network



**Tenure:** Freehold

**EPC Rating:** F

**Council Tax Band:** G

**Services & Systems:** Mains electricity, water, gas. Oil central heating. LPG bottled gas. Superfast broadband.

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

**Local Authority:**

[www.leeds.gov.uk](http://www.leeds.gov.uk)

**Money Laundering**

**Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.



This historic stone-built house is characterised by the interplay of exposed brickwork, honey-colour limestone and mellow oak, together telling a story of the building's history. Original stone flags extend across much of the ground floor as well as the outside terrace, creating an expansive outdoor area for family gatherings. The oak beams and trusses are richly patinated with imperfections accumulated over the centuries, and they are accompanied by stripped panelled and rustic doors with exposed lintels and original cupboards, some concealed in the walls and brickwork.

The half-panelled, double-height reception hall sets the tone, its turning staircase rising to a galleried landing. Fine, arched oak doors, salvaged from a church, open to a 33 ft drawing room with music/library area. This characterful room has windows and doors opening onto the south facing terrace as well as a full-height

rustic brick chimney piece with ornate carved fireplace surround and living-flame gas fire. On the other side of the hall is a cosy sitting room and, at the rear, a separate dining room with glazed French doors opening onto the flagged terrace. The farmhouse kitchen/breakfast room offers ample space for a family-sized table and includes fitted units, two Neff ovens and an adjacent utility room. Here also is a large boot room/cloakroom with Heritage fittings including a high flush wc with antique throne seat.

A galleried first floor landing gives access to four bedrooms and a fifth bedroom/office, all with high ceilings that rise into the roof space revealing exposed beams and trusses. The principal bedroom suite is an outstanding room illuminated by a pair of south facing windows and with a walk-in wardrobe as well as a charming overhead store cupboard/loft space



that extends to a stained-glass window in bedroom 4. The en suite bathroom has tiled underfloor heating and includes a cast iron bath and vanity unit with granite surrounds as well as a separate shower. The second bedroom suite faces the rear garden and comes with a bijou shower room. Bedrooms 3 and 4 have bespoke built-in wardrobes and bedroom 5 is currently used as a superb home office with a leafy outlook. The large house bathroom features traditional and contemporary fittings with a free-standing Victoria & Albert bath, large walk-in Burlington rainhead shower and a heated towel rail.

## Outside

Church Farm is detached and set far back from the road with wraparound access and bounded on all sides by a stone wall.

The external walls of the house and porch are adorned in a cascade of wisteria and red-berry pyracantha. Remote-controlled electric gates flanked by raised beds of lavender and rose open to the gravelled drive that sweeps round to an extensive forecourt providing parking for numerous vehicles. At the far end is a detached, open fronted, two-bay carport with half-boarded storage in the apex. An integral workshop and garden store are attached at the rear, both secure, and there is a separate dog kennel.

At the front, an arch adorned with honeysuckle and rose leads to a delightful, lawned garden with well stocked flower beds and borders and screened by ornamental trees such as flowering cherry and evergreens.

At the rear and abutting the house is an extensive flagged terrace, ideal for al fresco dining and entertaining. A flight of stone steps edged with yew ascends to the upper lawn. This stretch of the garden enjoys a particularly high degree of privacy and is enclosed on the boundary by a lofty laurel hedge. Offering ample space for a marquee or tennis court, it includes an orchard (varieties of apple, plum, pear), a timber-framed greenhouse and a composting area. On the western corner of the garden are raised beds.

There is external lighting, two external taps and a gardener's wc.





## Environs

This historic village, mentioned in the Domesday book, is hewn in stone with many of its imposing stone buildings dating back to the seventeenth century; there is a public house and a parish church that dates back to the seventh century. The village is part of the parish of Ledsham where there is a local primary school. Peaceful and surrounded by attractive countryside, it has the advantage of being situated a little over a mile from the A1(M) and is therefore particularly well placed for access to the cities and towns of Yorkshire as well as the national motorway network. York, Doncaster and Leeds railway stations are all within easy reach.

## Directions

Church Farm lies in the middle of the village between The Chequers Inn and All Saints' parish church, on the same side of the road as the church.

What3words: ///dressings.income.grownup

## Viewing

Strictly by appointment.



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