



CROCODILE HOUSE MANOR GARDENS

LEEDS, LS14 3EQ

£3,500,000
FREEHOLD

Enviably tucked away in the highly regarded village of Thorner, enjoying a rural and peaceful setting this stunning five bedroom family home boasts the best of contemporary living and high specification throughout.

MONROE

SELLERS OF THE FINEST HOMES

CROCODILE HOUSE MANOR

- Substantial Detached Property
- Five Double Bedrooms Including a Principal Suite with Dressing Room
- Six Reception Rooms
- Cinema Room
- Large Private Garden
- 4G Sports Court
- Stables
- 4.5 Acres
- Sought After Village Location
- Over 5500 sqft of Immaculately Presented Internal Accommodation



Monroe is excited to introduce Crocodile House a stunning property featuring over 5,500 square feet of living space set within extensive private grounds in the highly desirable village of Thorner. This home is truly exceptional!

Refurbished to the highest standards, it stands out as one of the most impressive properties in Yorkshire. As you approach, you will be captivated by the sweeping driveway, manicured grounds, and the pillared entrance with a stylish, oversized front door. This residence offers ample entertainment space, five spacious bedrooms, a 4G sports pitch, stables, and 4.5 acres of land, all with an exceptionally high specification throughout.

Upon entering, you will be struck by the floating oak staircase, the double-height ceiling, and the feature LED lighting. The ground floor boasts a fabulous open-plan kitchen-diner, a formal living room, a dining room, a cinema room, playrooms, a gym, and plenty of utility and storage spaces.

The kitchen diner is a true highlight, featuring a bespoke Four Seasons kitchen with Dekton worktops and a breakfast bar, integrated Siemens appliances, and an impressive expanse of dual-aspect bi-folding doors that open onto the south-facing terrace and garden.

The leisure wing of the property includes a playroom, a

cinema room, and a gym, as well as a spacious W/C that could easily be converted into a separate annex if desired.

On the first floor, you will find five double-bedroom suites. The principal suite includes a large dressing room and a luxurious bathroom, while the guest suite features an ensuite shower room and a dressing room. Additionally, there are three further double bedrooms, each with its own ensuite.

Externally, the property offers gardens surrounding all sides, a porcelain-tiled terrace, a 4G sports pitch, two stables, and a total of 4.5 acres of land.

If you'd like the opportunity to view this outstanding home call Monroe.

ENVIRONS

Thorner is conveniently located near Wetherby, Leeds, and York, offering easy access to the A58, A1, and the East Leeds Orbital Road. This charming home is situated in the heart of the village, just a short walk from various amenities on Main Street. Additionally, this semi-rural location is only a short drive away from the popular market town of Wetherby and the village of Boston Spa.

REASONS TO BUY

- Substantial detached property
- 5 double bedrooms, including a principal suite with dressing room
- 6 reception rooms
- Cinema room
- Large, private garden
- 4g sports court
- Stables
- 4.5 acres
- Sought after village location

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

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.

CROCODILE HOUSE MANOR





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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

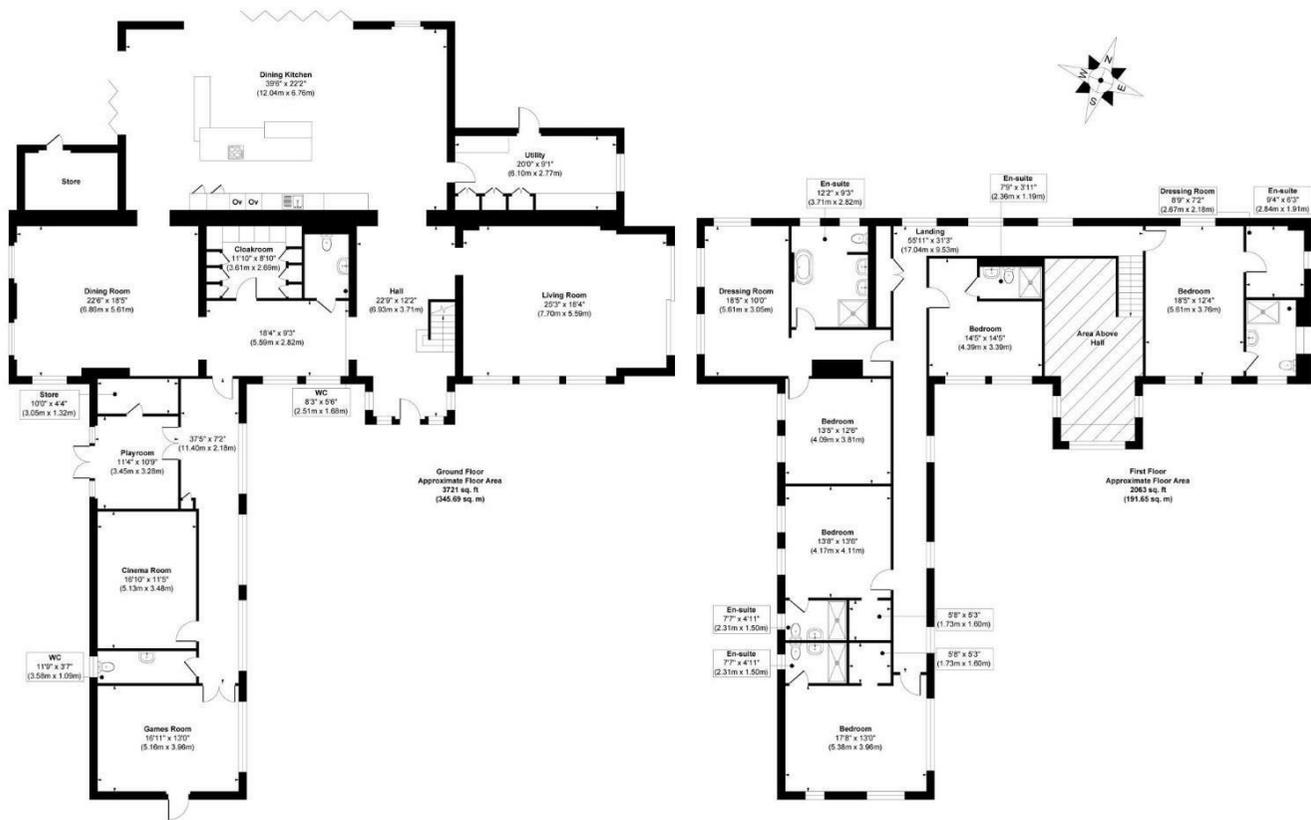
Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 5784.00 sq ft

Tenure – Freehold





Approx. Gross Internal Floor Area 5784 sq. ft / 537.34 sq. m
 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		
(55-68)	D	67	74
(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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