



Morningside, Backstone Gill Lane, Wike, LS17 9JS



# Key Features

- A beautiful four bedroom barn conversion
- Set in approaching four acres of land
- Dining kitchen with Siematic units
- Stunning orangery with doors to the garden
- Two reception rooms plus a private home office
- Underfloor heating across the ground floor
- Principal suite with dressing room & ensuite
- Electric gates and sweeping driveway
- Landscaped gardens
- Paddocks with timber field shelter



*A truly exceptional four bedroom barn conversion, set within approaching four acres of beautifully maintained grounds, occupying a prime position within the highly sought after hamlet of Wike.*







Originally converted approximately 20 years ago, this stunning home was thoughtfully designed by the current owners to create a superb balance of character and contemporary living. The property retains a wealth of original features, including exposed beams and striking barn windows, seamlessly combined with high quality modern fittings throughout.

Approached via electric gates and a sweeping driveway, the property enjoys an immediate sense of privacy and space. A glazed entrance porch leads into an impressive dining hallway, where a feature barn window frames views across the stone patio. The ground floor benefits from underfloor heating throughout, enhancing both comfort and efficiency.

The principal reception rooms are beautifully proportioned and ideal for both family living and entertaining. The main lounge is filled with natural light and centres around a gas fireplace. A second sitting room, rich in character, benefits from two sets of doors to the stone flagged terraces and provides a more relaxed living space. A discreetly positioned home office offers a quiet working environment, with direct access to the stone flagged terrace.

At the heart of the home lies a contemporary dining kitchen, fitted with Siematic units and granite worktops, alongside a comprehensive range of Bosch integrated appliances including two double ovens, microwave and induction hob. Bifold doors open seamlessly into a striking orangery, creating an exceptional entertaining space with direct access onto the landscaped gardens. A well equipped utility room, with integrated Bosch dishwasher, washing machine and tumble dryer, provides further storage and internal access to the integral double garage with electric doors.

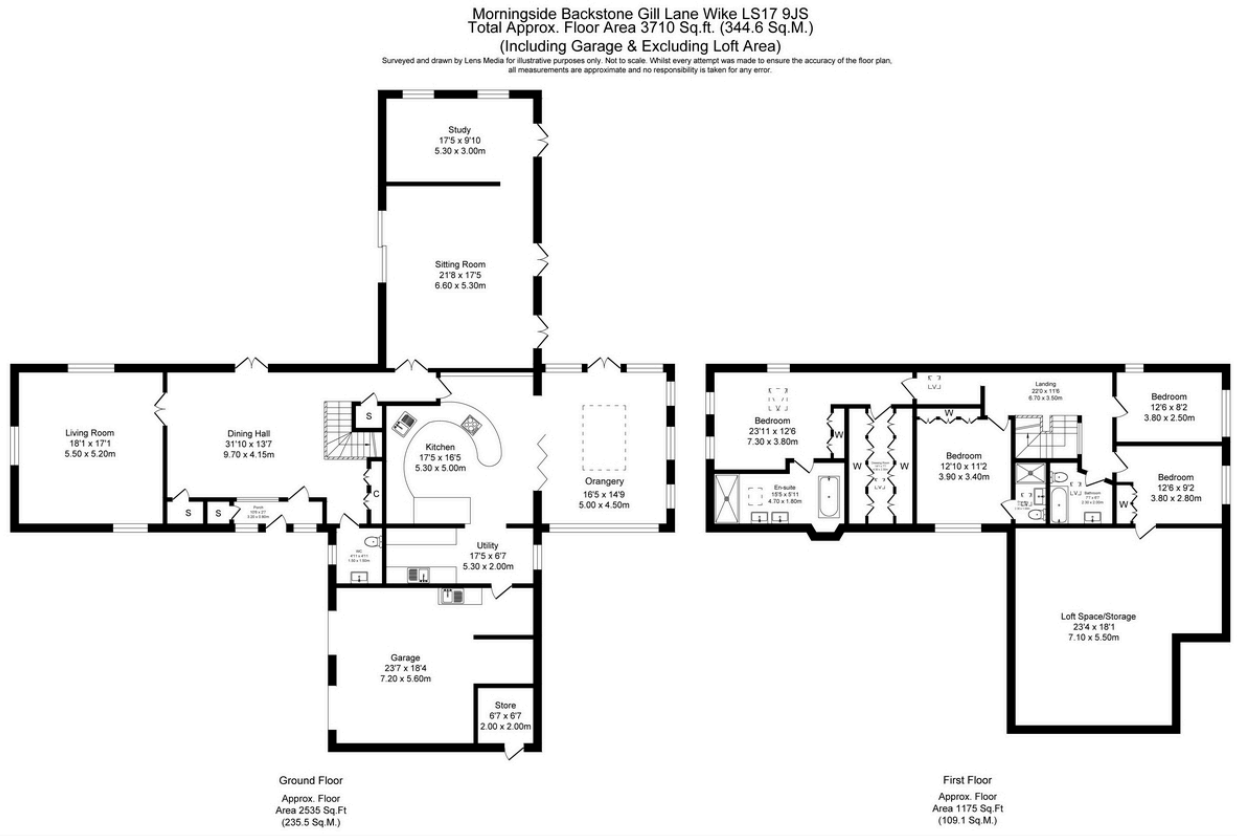
To the first floor, a contemporary staircase leads to a characterful landing with original exposed beams. The principal suite offers a fully fitted walk in dressing room and a modern ensuite bathroom with freestanding bath, walk in shower and twin basins. A second bedroom benefits from its own ensuite shower room, while two further double bedrooms are served by a stylish house bathroom. One bedroom also provides access to extensive loft storage above the garage.

The grounds are a particular highlight of this remarkable home. Extending to approximately four acres, they offer a wonderful blend of formal gardens and paddock land. The immediate gardens are beautifully landscaped, with a large stone terrace ideal for outdoor dining and entertaining, leading onto manicured lawns. Beyond this, paddocks to both the front and rear provide excellent space for grazing, complete with a timber field shelter suitable for horses or other livestock.

Wike is a highly desirable semi rural hamlet, ideally positioned between Alwoodley and East Keswick, offering a peaceful setting while remaining conveniently close to local amenities at Slaid Hill including a public house, convenience stores and independent shops. The area is also well served by a number of renowned golf courses and well regarded schools including The Grammar School at Leeds and Gateways.

This outstanding home offers the perfect combination of rural tranquillity and modern convenience, and must be viewed to be fully appreciated.

Services: We are advised the property has mains water, electricity and gas, with a private sewage treatment system.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

**Tenure Type:** Freehold  
**Council Tax Band:** G  
**Council Authority:** Leeds City Council

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