



**Mill Lane, South Milford, Leeds**

Offers Over £950,000

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Mill Lane,  
Leeds LS25 5AG

Est. 1871

Offers Over £950,000

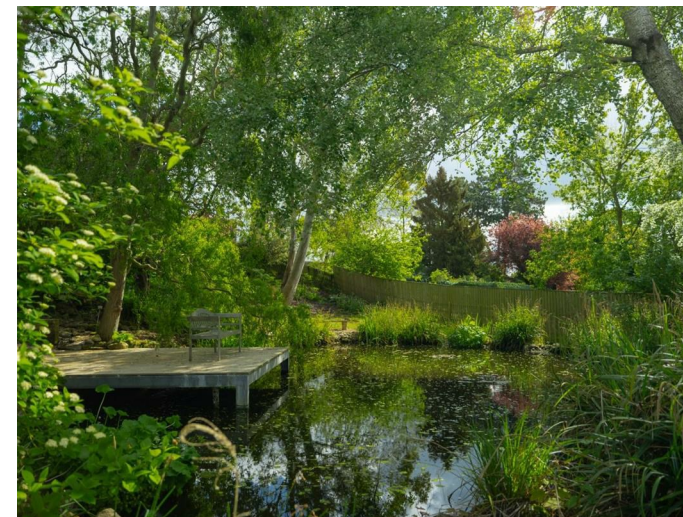
An exceptional stone-built detached country residence of considerable distinction, occupying an enviable position within beautifully landscaped grounds extending to approximately two-thirds of an acre.

Top Barn is a substantial and impeccably presented family home extending to approximately 2,889 sq ft, situated on the rural fringes of the highly regarded village of South Milford, surrounded by open countryside. Occupying an elevated setting, with the majority of its gardens positioned to the rear, the property enjoys a remarkable sense of privacy and tranquillity. The outstanding location is undoubtedly one of Top Barn's most compelling attributes, offering the perfect balance of rural seclusion and accessibility to York, Leeds and the wider motorway network.

Approached via Mill Lane, a private track leading from Woodlands Lane, a sweeping driveway guides you through the grounds to the property itself. From the moment of arrival, Top Barn makes a striking first impression. Constructed in natural stone beneath traditional red clay roof tiles, the residence has been thoughtfully designed to reflect the character of a classic barn conversion, centred around a magnificent arched feature opening with extensive glazing. A detached double garage, built in matching materials, sits neatly alongside the principal dwelling.

The accommodation opens through a timber-framed entrance door into an impressive reception hall, setting the tone for the quality and scale of the interiors beyond while providing access to the ground floor accommodation.

The formal drawing room is a particularly elegant reception space, perfectly suited for both relaxed family living and entertaining. Flooded with natural light, the room enjoys a trio of arched sash-style windows to the side elevation, an





Tenure: Freehold  
 Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected  
 Broadband Coverage: Up to 1600\* Mbps download speed  
 EPC Rating: TBC  
 Council Tax: North Yorkshire Council Band G  
 Current Planning Permission: No current valid planning permissions  
 Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings: Strictly via the selling agent -  
 Stephenson's Estate Agents - 01757 706707

\*Download speeds vary by broadband providers so please check with them before purchasing.



additional window to the front, and French doors opening directly onto the gardens. A brick-built fireplace with exposed timber mantle provides an attractive focal point.

Adjoining the principal reception room is a versatile secondary reception space, currently utilised as a playroom, although equally suited to use as a home office, snug or media room depending on individual requirements. French doors provide direct access onto the rear decked terrace, seamlessly connecting the internal accommodation with the outdoor entertaining areas.

Positioned centrally within the ground floor layout is a well-appointed utility room offering dedicated laundry facilities, additional storage and a secondary sink unit, together with a conveniently located cloakroom/WC.

The heart of the home is undoubtedly the beautifully designed breakfast kitchen. Fitted with an extensive range of bespoke navy shaker-style cabinetry complemented by contrasting oak work surfaces, the kitchen combines timeless styling with modern functionality. A substantial central island provides both additional preparation space and informal dining accommodation.

Natural light pours into the room through multiple windows to the front and side elevations in addition to recessed spotlighting to the ceiling. Further features include a walk in pantry cupboard, matt grey composite sink with chrome flexible rinsing tap and a freestanding stainless steel Rangemaster cooker with extractor canopy above.

Open access from the kitchen leads into an impressive light-filled living and dining space, designed with both family life and entertaining in mind. Large barn-style windows across the rear elevation and expansive glazing allow natural light to pour in while framing views over the rear garden and beyond.

An impressive glass balustrade and carefully considered architectural details elevate the space further, creating an atmosphere of refined luxury. From the dining area, stairs descend to a superb lower-ground entertainment suite - an atmospheric games room offering exceptional versatility for both family enjoyment and stylish hosting.

Ascending to the first floor via a turned staircase, a central landing provides access to five well-proportioned bedrooms, a sixth bedroom currently utilised as a bespoke dressing room, and the contemporary house bathroom.

The principal suite is positioned to the rear of the property and enjoys panoramic aspects to three sides, including a striking feature window that perfectly frames the surrounding countryside. Generous in size and beautifully presented, the room is further enhanced by a private en-suite bathroom.

Located opposite, the guest bedroom also benefits from its own en-suite







shower room, creating ideal accommodation for visiting family and guests. Three further double bedrooms offer well-balanced proportions, each enjoying excellent natural light and pleasant outlooks, with bedroom four in particular commanding exceptional views, as identified within the accompanying floorplan.

The glass-panelled galleried landing enhances the sense of openness throughout the first floor and provides an ideal space for a home office or reading area, overlooking the front grounds through full-height glazing. Bedroom six is currently arranged as a walk-in dressing room, fitted with extensive storage and hanging space, though it could easily be reinstated as an additional bedroom if required.

Completing the first-floor accommodation is a beautifully appointed house bathroom, fitted with a contemporary three-piece suite including a freestanding Jacuzzi bath positioned to take full advantage of the elevated countryside views through three arched windows. A separate walk-in shower enclosure and attractive tiled flooring complete the space.

Top Barn is approached via a gated entrance leading onto a sweeping gravelled driveway, providing extensive parking for numerous vehicles and access to a detached double garage with power and lighting installed.

The landscaped gardens are a standout feature of the property, with the south-facing rear gardens enjoying an excellent degree of privacy. Accessed directly from the principal reception areas, an expansive decked terrace creates an ideal setting for outdoor entertaining and al fresco dining.

A thoughtfully designed water feature forms a focal point within the gardens, with cascading water flowing down towards a wildlife pond and additional decked seating area, creating a peaceful and secluded space to relax. The lower garden is generous in size, predominantly laid to lawn with mature hedge boundaries, and extends around to a further gravelled area, enhancing both the usability and overall sense of space within the grounds. The entirety of the plot extends to 0.64 acre.

It is understood that neither the property nor the associated land is affected by any public or private rights of way. We understand that a Wayleave Agreement is in place in favour of National Grid relating to the overhead cables and supporting pole situated within the land.

Properties of this calibre are increasingly scarce, and the sale of Top Barn presents a unique chance to secure a substantial home in an exceptional setting that's rarely found in today's market.

All viewings are strictly by appointment only and accompanied by the selling agent.



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