

MONROE

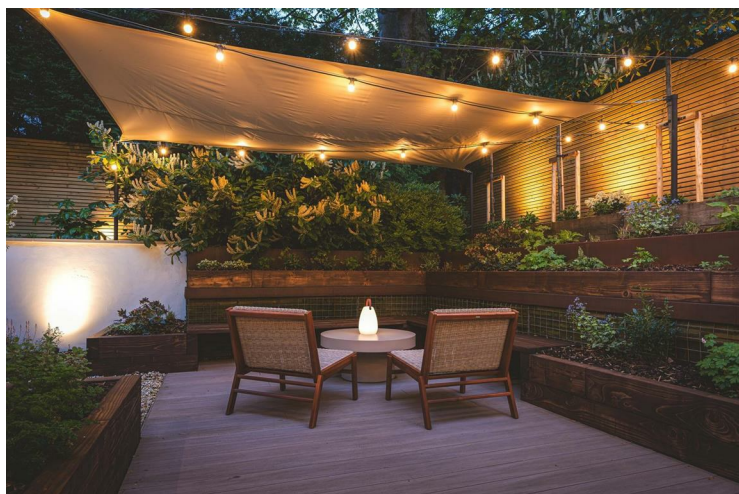
SELLERS OF THE FINEST HOMES



THE LIME HOUSE BRADSTOCK GARDENS LEEDS

£830,000
FREEHOLD

An exceptional architecturally designed eco home set within an exclusive gated development, offering luxury living in a highly sought-after location. This stunning property features five double bedrooms, a double-height living room, and a spectacular open-plan kitchen/dining/family space, all finished to a high specification throughout. With beautifully landscaped gardens, a private roof terrace, smart home features, and excellent motorway links (M62 & M1), this is a rare opportunity to purchase a truly unique, turn-key family home. Early viewing is highly recommended.



- Architecturally Led Family Home • Individual & Unique Design • Stunning Accommodation Throughout • Double Height Living Room

An exceptional opportunity to acquire a truly one-of-a-kind architect-designed eco home, this outstanding five-bedroom executive family residence occupies an exclusive position within a private gated development of just three individually designed homes. Offering overtones of contemporary luxury and exceptional craftsmanship throughout, this bespoke detached property has been thoughtfully designed to combine striking modern architecture with energy-efficient living, creating a remarkable family home that is as practical as it is visually impressive.

Finished to an outstanding specification throughout, the property offers an abundance of light-filled living space, perfectly suited to modern family life and entertaining. The impressive entrance hall immediately sets the tone, featuring a dramatic statement staircase, double-height ceilings and floor-to-ceiling glazing that floods the home with natural light. Every aspect of the design has been carefully considered to maximise space, light and flow, creating an exceptional living environment.

At the heart of the home is the stunning open-plan kitchen, dining and family room, offering the perfect space for everyday family living as well as entertaining on a grand scale. Finished with high-quality fittings and contemporary styling, this impressive space seamlessly connects to the landscaped gardens, creating an effortless indoor-outdoor lifestyle. The spectacular double-height living room provides an elegant focal point with its impressive proportions, while additional reception rooms offer flexible accommodation, ideal for a home office, snug, playroom or cinema room, perfectly suited to today's changing lifestyles.

The first and second floors continue to impress with striking galleried landings overlooking the main living spaces, reinforcing the home's unique architectural design. There are five generously proportioned double bedrooms, providing excellent accommodation for growing families. The luxurious principal suite offers a peaceful retreat, complete with a beautifully appointed en-suite bathroom and direct access to a private roof terrace, providing the perfect place to relax and enjoy elevated views in complete privacy. Two further contemporary bathrooms have been finished to an exceptional standard, complementing the premium quality found throughout the home.

Outside, the property occupies beautifully landscaped private gardens that have been professionally designed by an award-winning landscaping company to create a series of attractive outdoor entertaining areas. Composite decking, feature planting, ambient lighting and carefully designed seating spaces combine to provide an exceptional setting for family gatherings, summer entertaining and outdoor dining. Secure electric gates lead to an extensive private driveway providing ample off-road parking, together with a bespoke architect-designed carport featuring premium Abodo rainscreen timber cladding, a contemporary green roof and excellent built-in storage.

The property has been significantly enhanced by the current owners with an extensive programme of premium upgrades, creating a home of exceptional quality rarely found on the open market. Improvements include a newly installed permeable driveway, professionally restored travertine flooring, refurbished roof terrace, high-specification composite decking, professionally restored external render, and a fully cleaned and maintained roof. Smart-controlled exterior lighting, feature garden illumination and bespoke festoon lighting further enhance the property's striking appearance both day and night.

Designed with sustainability and future-proof living in mind, this outstanding eco-friendly home incorporates an impressive range of modern technologies including underfloor heating, a whole-house mechanical ventilation system with heat recovery, EV charge-ready points, integrated smart security, energy-efficient construction and a premium whole-home audio system with ceiling speakers and surround sound. Additional practical features include separate dry and wet storage sheds, blackout roof window blinds and sleek contemporary glass wall panelling within the kitchen, all contributing to the home's exceptional specification.

Situated in one of Morley's most desirable residential locations, the property enjoys convenient access to an excellent range of local amenities including highly regarded schools, independent shops, supermarkets, cafés, restaurants, leisure facilities and picturesque green spaces. Morley has become one of the most sought-after areas on the outskirts of Leeds, benefitting from substantial investment, excellent local facilities and a thriving community, making it an increasingly popular destination for families and professionals alike.



• Gated Community of Just Three Homes • Large Open Plan Kitchen/Diner Family Room • Eco Family Home • Electric Car Charger • MVHR Ventilation System Throughout • Call The Office For A Viewing

For commuters, the location is particularly attractive, offering excellent transport links with Leeds City Centre less than five miles away and convenient access to Morley railway station, providing regular services across West Yorkshire. The nearby M62 and M1 motorway networks offer straightforward connections to Leeds, Manchester, Wakefield, Bradford, York and beyond, making this an ideal location for those requiring excellent commuter links whilst enjoying the privacy of an exclusive residential setting.

Combining outstanding contemporary architecture, luxurious open-plan living, exceptional energy efficiency, premium specification and an enviable location within an exclusive gated development, this remarkable detached family home represents one of the finest opportunities currently available in the area. Homes of this calibre, offering such a unique combination of design, privacy and lifestyle, rarely come to market.

Early viewing is strongly recommended to fully appreciate the exceptional quality, generous accommodation, outstanding eco credentials and luxurious lifestyle this truly remarkable home has to offer.

REASONS TO BUY

- Architecturally designed eco home
- Gated development / exclusive community
- Five double bedrooms
- High specification throughout
- Open-plan kitchen/dining/family room
- Double-height living space
- Principal suite with roof terrace
- Landscaped gardens
- Luxury outdoor entertaining space
- Composite decking & premium driveway
- Smart home features / smart lighting
- EV charge ready (2 locations)
- Underfloor heating
- Modern ventilation system (MVHR)
- Secure parking / carport
- Integrated ground floor sound system
- Ideal family home

- Turn-key / move-in ready
- Unique, one-off property

ENVIRONS

The detached house is located within a small boutique and gated development of three detached properties and has excellent access links to the M62 & M1 motorways.

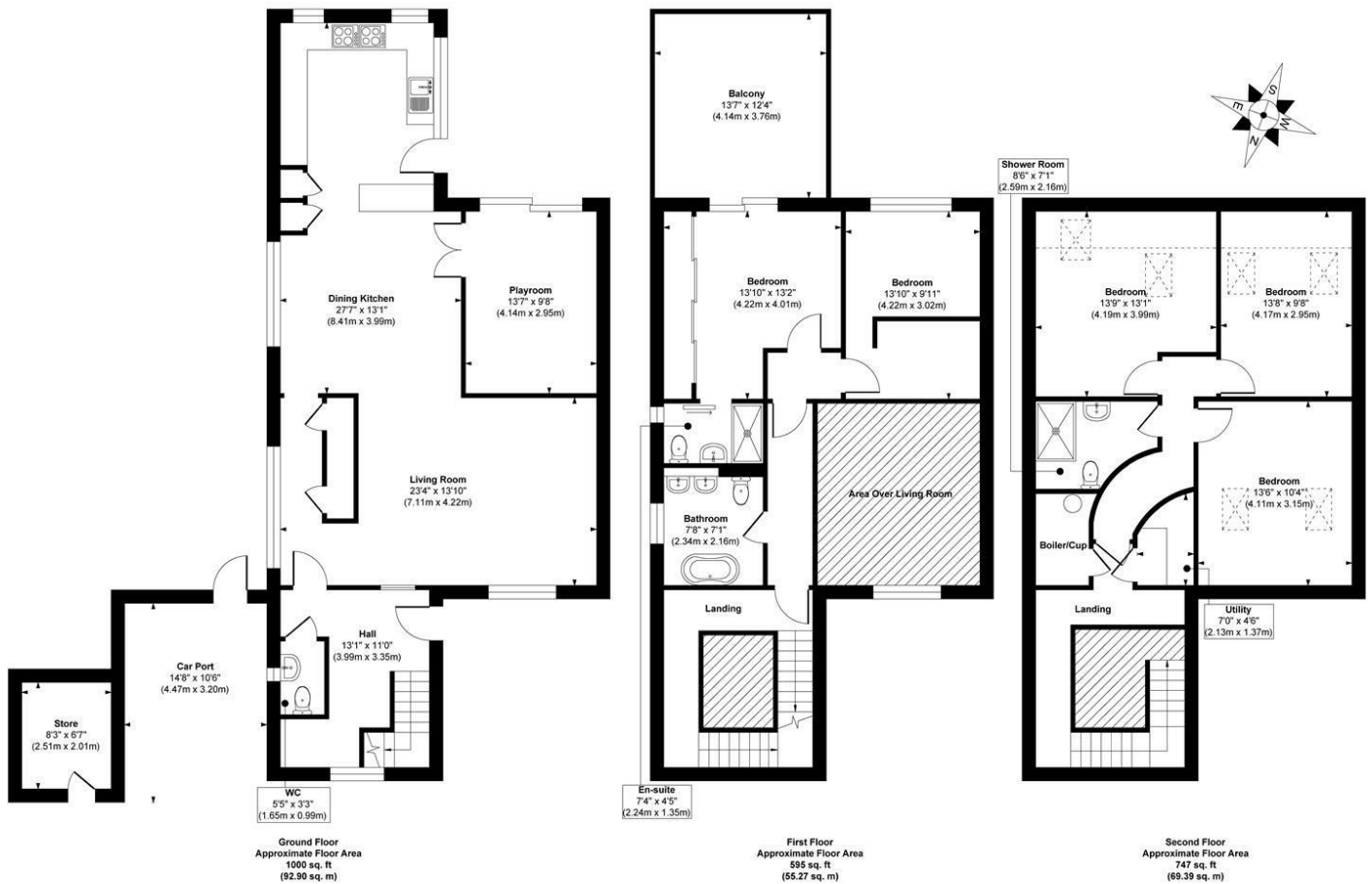
LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is Freehold and is sold with vacant possession





Approx. Gross Internal Floor Area 2342 sq. ft / 217.56 sq. m (Including Store)

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		
(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

Leeds City Centre
Leeds City Centre
Whitehall Road Leeds
LS12 1FJ

0113 350 0866
citycentre@monroeestateagents.com

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