



**Park Ghyll Lodge Old Hollings Hill, Guiseley Leeds LS20 8EW**

**welcome to**

**Park Ghyll Lodge Old Hollings Hill, Guiseley Leeds**

A truly unique detached home where period charm meets contemporary architecture. Offering three double bedrooms, a luxurious bespoke kitchen and bathrooms, barrel-vaulted basement, principal suite with balcony and stunning views, private garden backing onto fields, and secure off-street parking.



## Hallway

The welcoming entrance hallway is bright and airy, enhanced by a striking sky lantern that floods the space with natural light, and LVT flooring adds a touch of luxury. Creating an immediate sense of warmth and openness, this impressive introduction sets the tone for the rest of the house and provides a delightful first impression for both residents and guests alike. Leading off the hallway is the oak staircase with wrought iron balustrade, adding real character to the room.

## Kitchen

The bespoke kitchen has been beautifully designed to combine style and practicality, featuring an extensive range of shaker-style units complemented by elegant quartz worktops incorporating a Qooker hot/filtered cold water tap. A comprehensive selection of integrated appliances (Bosch double oven, washing machine, dryer and dishwasher) ensures a sleek and streamlined finish, while the central island provides additional storage, preparation space and informal seating, making it the heart of the home. Characterful exposed beams and a feature brick wall add warmth and charm, creating a stunning space that effortlessly blends traditional features with contemporary living. Additionally, the windows are fitted with cafe style shutters for added privacy.

## Dining Area

Forming part of the original building, the dining area is a bright and inviting space featuring attractive arched windows, fitted with cafe style shutters that allow natural light to pour in. Offering ample room for a dining table and chairs, it provides the perfect setting for both everyday family meals and entertaining guests while retaining a wealth of character and charm.

## Living Room

Situated within the contemporary architectural zinc cladded extension, the living room is an exceptional space and boasts amazing views. Fully glazed bi-fold doors fitted with electric blinds span the rear

elevation, opening seamlessly onto the decking area and creating an effortless connection between the indoor and outdoor spaces. Enjoying stunning countryside views, this bright and spacious room provides the perfect setting for relaxing, entertaining and modern family living, and also benefits from underfloor heating creating a cosy feel all year round.

## Bedroom Two

This well-proportioned double bedroom is bright and inviting, featuring a striking sky lantern that floods the room with natural light, complemented by a window fitted with cafe-style shutters, providing an additional outlook. Both are fitted with electric blinds. With ample space for a range of bedroom furniture, the room effortlessly combines comfort and practicality, creating a relaxing retreat.

## Bedroom Three

This attractive double bedroom is full of character, featuring beautiful arched windows fitted with cafe style shutters that allow plenty of natural light to flow into the room. Generously proportioned, it offers ample space for a range of bedroom furniture, creating a comfortable and versatile space ideal for relaxation.

## Luxurious Bathroom

The luxurious bathroom has been stylishly appointed with contemporary tiling and high-quality finishes throughout. A stunning freestanding bath with rainfall shower over creates a spa-like feel, complemented by a sleek hand basin set within a vanity unit providing useful storage, and a low-level WC. Elegant gold fittings add a touch of sophistication, completing this beautifully designed and indulgent space.

## Master Bedroom

The impressive principal bedroom is a beautifully designed double room, offering a contemporary and luxurious feel throughout. Spacious and filled with natural light, the room provides a relaxing retreat while benefiting from direct access to a stylish en-

suite shower room. Fully glazed sliding doors fitted with electric blinds open onto a private balcony, where breathtaking views can be enjoyed, creating the perfect spot to unwind and take in the surrounding scenery.

## En-Suite

The luxurious en-suite shower room has been beautifully finished in a contemporary style, featuring a spacious walk-in shower with rainfall showerhead, a sleek WC, and a stylish hand basin set within a vanity unit providing useful storage. Elegant gold fittings add a touch of luxury and sophistication, while the high-quality finishes and marble tiling throughout create a modern and indulgent space designed for everyday comfort.

## Basement

The useful basement offers excellent additional space and features an attractive barrel-vaulted ceiling, adding character and charm. Fully tanked and benefiting from electrical connections, this versatile area is ideal for storage, a workshop, hobby room or potential further use, subject to any necessary consents.

## Outside

To the front of the property, an electric gate opens onto a private driveway, providing secure off-street parking.

The rear garden is a particular highlight, featuring a generous decked seating area accessed directly from the living room, creating the perfect space for outdoor dining, entertaining and relaxing. Beyond, a well-maintained lawn extends towards open fields, with the garden enjoying a wonderful rural backdrop and fabulous far-reaching countryside views, offering a peaceful and picturesque setting and kept private with a surrounding wall.

## Agents Notes

1, Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been



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## **Park Ghyll Lodge Old Hollings Hill, Guiseley Leeds**

- PERIOD CHARM MEETS CONTEMPORARY ARCHITECTURE
- UNIQUE AND CHARACTERFUL DETACHED LODGE
- THREE DOUBLE BEDROOMS
- LUXURIOUS & BESPOKE KITCHEN & BATHROOMS
- MASTER SUITE WITH BALCONY BOASTING FABULOUS VIEWS

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

offers in the region of



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