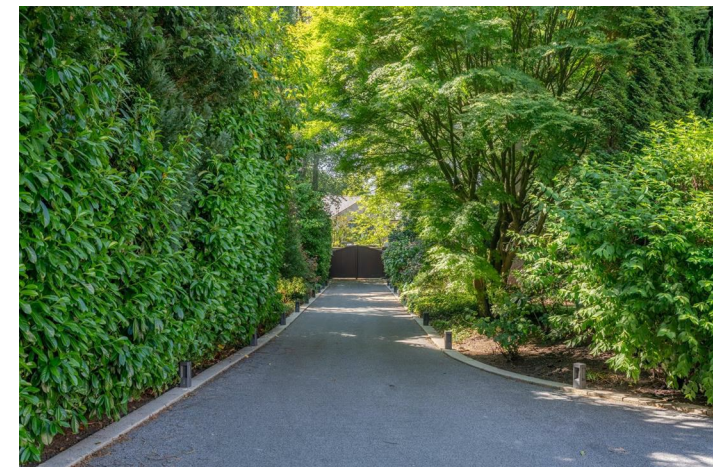




SOUTH ACRE LING LANE

LEEDS, LS14 3HX

£2,895,000
FREEHOLD

Set behind an attractive front garden with a charming pond, this substantial detached residence offers an exceptional blend of elegant living spaces, generous bedroom accommodation and versatile leisure areas, all set within beautifully established grounds. Designed to provide both impressive entertaining space and comfortable family living, the home enjoys a layout that is as practical as it is inviting.

MONROE

SELLERS OF THE FINEST HOMES

SOUTH ACRE LING LANE

- Spacious and versatile family accommodation
- Six generous bedrooms across three floors with stunning principal suite with dressing room and en-suite.
- Multiple reception rooms for every occasion with dedicated home office ideal for remote working.
- Large family kitchen with separate utility room.
- Triple garage with ample parking.
- Beautiful front garden with an attractive pond.
- Expansive fenced patio perfect for entertaining.
- Large private rear garden with mature planting.
- Ideal blend of period charm and modern family living.
- A truly unique home offering exceptional lifestyle appeal.



A welcoming entrance hall creates an immediate sense of grandeur, leading to a selection of beautifully proportioned reception rooms. The impressive principal living room provides a wonderful space for formal gatherings, while a second living room offers a more intimate setting for everyday relaxation. A spacious family room sits at the heart of the home, creating the perfect environment for spending time together, with excellent connectivity to the kitchen.

The well-appointed kitchen is thoughtfully arranged with ample preparation space and is complemented by a separate utility room, ensuring practicality for busy family life. A cosy snug provides an additional reception area, ideal as a reading room or informal lounge, while a dedicated study offers the perfect work-from-home solution. Guest cloakrooms complete the ground floor accommodation.

The first floor hosts a superb selection of generously sized bedrooms, several benefiting from en-suite facilities, alongside dressing rooms and fitted storage, providing flexibility for family members and guests alike. A luxurious family bathroom serves the remaining bedrooms, while the principal suite enjoys an excellent combination of bedroom space, dressing area and en-suite accommodation. The second floor continues to impress with two further spacious bedrooms, one featuring an en-suite, making this level ideal for older children, guests or multi-generational living.

Externally, the property continues to excel. A large, fenced patio creates an outstanding space for outdoor dining and entertaining before leading onto the expansive rear garden, where mature planting and open lawn seamlessly transition into a delightful wooded area, offering both privacy and a peaceful natural setting.

A triple garage provides extensive parking and storage, while above sits a remarkable gentleman's style bar, full of character and charm. This substantial space offers the perfect venue for entertaining friends, enjoying evenings with family or creating a unique leisure retreat with endless possibilities.

Combining impressive proportions, versatile accommodation and exceptional outdoor space, this distinguished home presents a rare opportunity to acquire a truly special family residence in an idyllic setting.

REASONS TO BUY

- Spacious and versatile family accommodation
- Six generous bedrooms across three floors with stunning principal suite with dressing room and en-suite.
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ENVIRONS

Scarcroft is one of North Leeds' most desirable villages, offering an exceptional balance of peaceful countryside living and excellent connectivity. Surrounded by attractive Green Belt countryside, the village enjoys a strong sense of community with a popular local pub, village hall and golf club, while nearby Bardsey, Thorner and East Keswick provide a selection of charming cafés, restaurants and traditional inns. A wider range of shopping, leisure and everyday amenities can be found in nearby Wetherby and Leeds city centre, both within easy reach. The area is particularly renowned for its excellent choice of highly regarded state and independent schools, making it a popular location for families. For commuters, the A58 and A1(M) provide convenient access to Leeds, York and the wider motorway network, with Leeds railway station offering direct services to London and other major cities. With beautiful countryside walks, cycling routes and the nearby Harewood Estate on the doorstep, Scarcroft offers an outstanding lifestyle in one of Yorkshire's most sought-after locations.

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

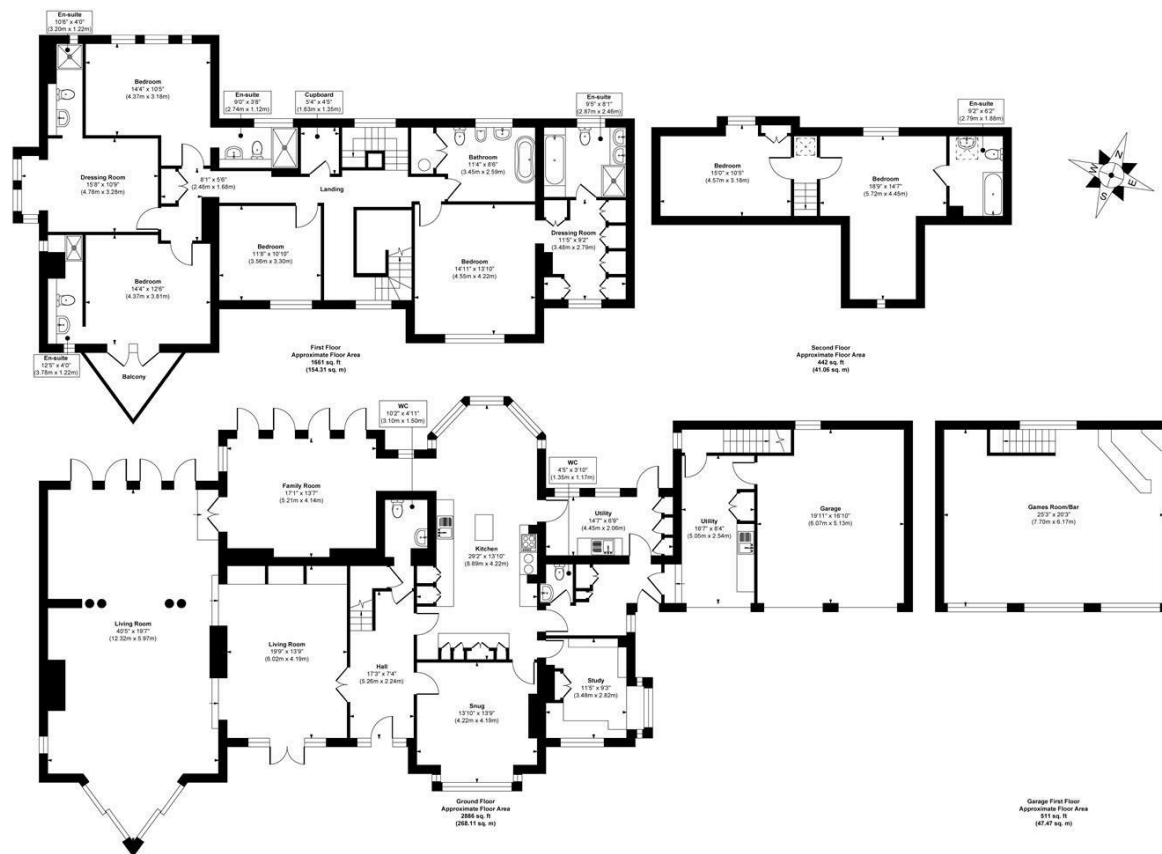
VIEWING ARRANGEMENTS

Strictly through the selling agent Monroe Estate Agents
Viewings by appointments only.

Please note some images may contain CGI

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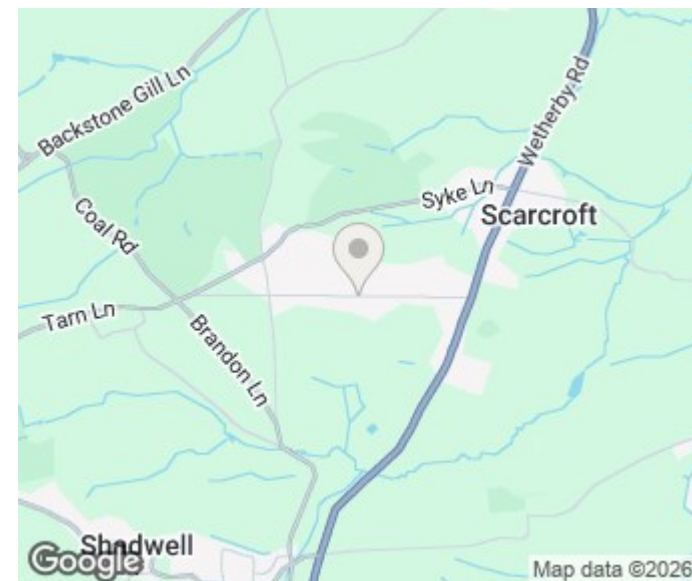




Approx. Gross Internal Floor Area 5500 sq. ft / 510.95 sq. m (Including Garage)

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

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MONROE

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