





SUNNYNOOK PRIESTHORPE ROAD

PUDSEY, LS28 5JR

£875,000

FREEHOLD

With four double bedrooms, three luxury en-suites and a family bathroom this exceptional detached family home is approached via impressive electric gates that set the tone for the accommodation beyond. Beautifully presented throughout, the property offers an enviable blend of space, style and practicality, with thoughtfully arranged accommodation providing plenty of room for all the family to enjoy. Situated in the vibrant village of Farsley, voted the happiest place in Leeds by Yorkshire Evening Post readers in 2024 and named among The Sunday Times' 11 coolest UK postcodes in 2025, Sunnynook brings together thoughtful design, everyday luxury and a welcoming feel—a home made for modern living and entertaining.

MONROE

SELLERS OF THE FINEST HOMES

SUNNYNOOK PRIESTHORPE

• Stunning open-plan dining kitchen & family room with two sets of bi-folding doors to the garden • Four generous double bedrooms, three of which benefit from luxurious en-suite shower rooms. • Separate living room and games room and dedicated home office/study • EV Charging point • Walk-in wardrobe to the principal suite • Beautifully landscaped gardens with private hot tub courtyard • Private driveway with electric gates, providing secure off-road parking. • Detached cocktail bar with WC • Perfect home for entertaining • Chain free and ready to move straight into





Sunnynook

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Stepping through the front door, you are welcomed by a spacious entrance hall that immediately sets the tone for the quality and space found throughout the home. At its heart is an impressive open-plan dining kitchen and family room, beautifully designed with a central island, integrated Neff appliances including Hide & Slide ovens and a full-height wine fridge, alongside quality quartz worktops. Two sets of bi-folding doors open onto the garden and terrace, bringing the outside in and creating a fantastic space for entertaining.

The generous living room provides a comfortable and inviting space to relax, while the separate games room offers excellent flexibility, making it ideal as a leisure room, entertaining space or hobby room. A dedicated study provides the perfect environment for those working from home, while two utility rooms a ground floor WC add practicality to everyday family life. A particularly thoughtful feature is the separate entrance, complete with a dedicated dog shower, perfect for cleaning off muddy paws after countryside walks. Comfort has also been carefully considered, with independently controlled heating for the upstairs and downstairs accommodation, allowing each floor to be heated separately.

Upstairs leads to a snug area and the four generous double bedrooms, three luxury en-suites and family bathroom give space and privacy for everyone, The luxurious principal suite benefits from a spacious walk-in wardrobe and a stylish en-suite shower room, creating a wonderful private retreat.

Outside, the property is approached via impressive electric gates, opening onto a substantial private driveway providing parking for up to eight vehicles with electric charging points. Planning permission has also been granted for the construction of a detached double garage, offering excellent potential for further enhancing the property's already impressive parking and storage facilities.

The beautifully landscaped gardens have been thoughtfully designed to create a series of superb outdoor entertaining spaces, with manicured lawns, generous porcelain-tiled terraces and peaceful seating areas that enjoy views across the surrounding woodland and open countryside. The gardens extend beyond the established tree line, providing an even greater sense of space and an impressive outdoor setting. A private courtyard-style garden provides the perfect place to relax, complete with a luxury hot tub and low-maintenance artificial lawn, while the spacious terraces are ideal for al fresco dining and entertaining throughout the warmer months.

Adding to the property's exceptional lifestyle offering is a detached cocktail bar, cleverly converted from the former stables and complete with its own WC. Creating the ultimate entertaining venue, it provides a wonderful space for hosting family and friends, celebrating special occasions and enjoying evenings at home.

Combining generous living accommodation, beautifully

designed interiors, outstanding entertaining spaces and idyllic outdoor surroundings, this is a truly exceptional family home offering the perfect balance of luxury, comfort and lifestyle.

REASONS TO BUY

• Stunning open-plan dining kitchen & family room with two sets of bi-folding doors to the garden
• Four generous double bedrooms, three of which benefit from luxurious en-suite shower rooms.
• Separate living room and games room and dedicated home office/study
• EV charging point
• Walk-in wardrobe to the principal suite
• Beautifully landscaped gardens with private hot tub courtyard
• Private driveway with electric gates, providing secure off-road parking.
• Detached cocktail bar with WC
• Perfect home for entertaining
• Chain free and ready to move straight into

ENVIRONS

Set within the highly regarded village of Farsley, this exceptional home enjoys a setting that effortlessly combines character, convenience and community. Featured in The Sunday Times Style magazine as one of the coolest and happiest places to live in the UK, Farsley has firmly established itself as one of West Yorkshire's most desirable residential destinations, celebrated for its distinctive character, thriving independent scene and enviable quality of life.

At the heart of the village lies a vibrant collection of independent cafés, acclaimed restaurants, artisan shops and stylish local businesses, creating an atmosphere that is both sophisticated and welcoming. From enjoying a leisurely coffee or meal at one of the many independent eateries to sampling a locally brewed drink at Amity Brewery, there is plenty to discover. The popular Old Woollen adds further appeal, hosting an eclectic programme of live music, comedy and well-known performers, providing an excellent choice for an evening out close to home.

Particularly appealing to families and professionals, the area offers a superb selection of everyday amenities, highly regarded primary and secondary schools, leisure facilities and attractive green spaces. The surrounding landscape provides a wealth of opportunities to enjoy the outdoors, from peaceful woodland walks and picturesque parks to leisurely strolls and cycling along the Leeds & Liverpool Canal.

Connectivity is equally impressive, with convenient access to the A647, A6120 Ring Road and wider M62 motorway network. New Pudsey Railway Station is just a short drive away, providing regular services to Leeds, Bradford and Manchester, while Leeds city centre remains within easy reach. Leeds Bradford Airport is also conveniently located a short drive away, making this an excellent base for both domestic and international travel.

With its thriving independent scene, excellent amenities, attractive surroundings and superb transport connections, Farsley offers an enviable place to call home, combining the convenience of urban living with the charm and character of a well-established village

SERVICES

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

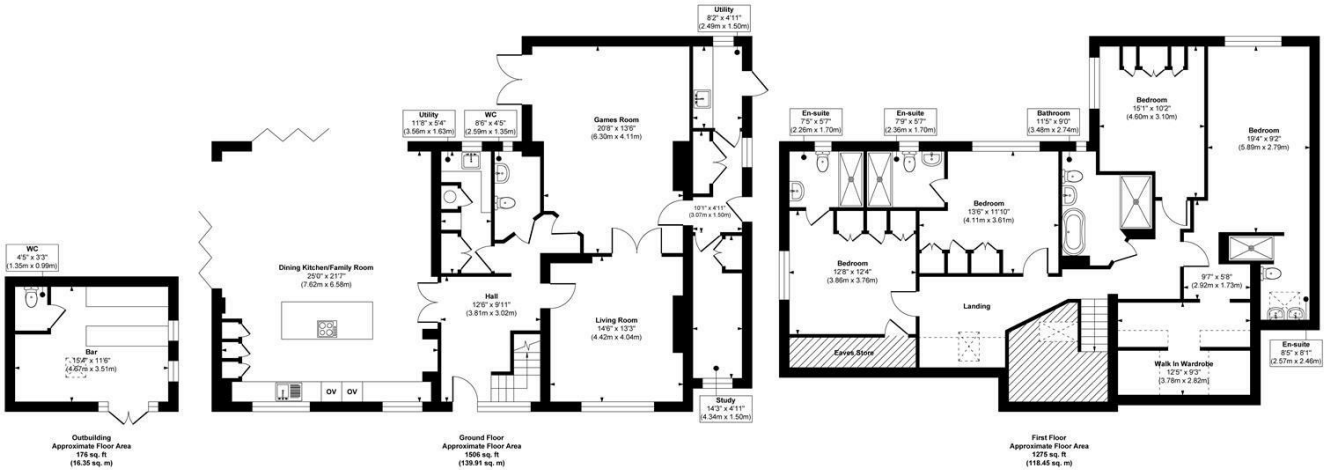
LOCAL AUTHORITY

SUNNYNOOK PRIESTHORPE







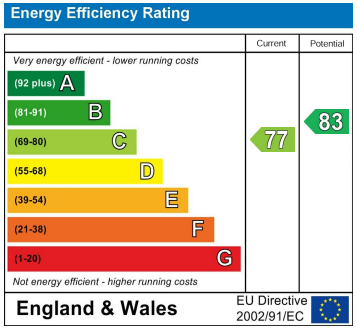


Approx. Gross Internal Floor Area 2957 sq. ft / 274.71 sq. m (Including Outbuilding & Excluding Eaves)

Illustration for identification purposes only, measurements are approximate, not to scale.

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