



HOPEWELL FARM CARLTON LANE

LEEDS, LS20 9NW

£865,000
FREEHOLD

**** Open day 3rd October - Call 01943 6706 600 to book a slot****

Situated in a peaceful countryside setting with stunning views across open farmland, this charming and character-filled home offers an exceptional blend of rustic charm, practical living space, and beautifully designed outdoor areas. On entering the property via a spacious and bright porch, the property immediately creates a warm and welcoming first impression, being further enhanced by a thoughtfully designed outdoor kitchen area ideal for entertaining throughout the seasons.

MONROE

SELLERS OF THE FINEST HOMES

HOPEWELL FARM CARLTON LANE

- Two beautifully landscaped gardens with outdoor kitchen.
- Character farmhouse kitchen with Aga.
- Four generous double bedrooms.
- Two en-suite shower rooms.
- Stunning countryside views.
- Bright and spacious sun room.
- Cosy lounge with multi-fuel stove.
- Peaceful rural setting, with beautiful countryside walks
- Flexible accommodation for families or guests.
- Within in walking distance of the amenities in both Guiseley, Yeadon and Otley



The home enjoys two beautifully landscaped gardens, each offering its own unique atmosphere. The first is a delightful courtyard-style garden featuring two separate seating areas surrounded by well-stocked borders bursting with colour and texture, creating a private and tranquil retreat. To the rear, the second garden opens out towards breathtaking farmland views and includes a further two seating areas, a built-in pizza oven, and a greenhouse, making it perfect for both relaxation and outdoor dining.

At the heart of the home is a stunning farmhouse-style kitchen, full of character with exposed wooden beams, slate flooring, and a traditional Aga. The kitchen provides a wonderful social space and seamlessly leads into the spacious family lounge, where a multi-fuel stove creates a cosy focal point. Double doors open into a bright and airy sun room featuring two Velux windows, flooding the space with natural light while perfectly framing the surrounding countryside views. Leading from the kitchen is a practical utility area, while stairs rise to an additional craft room and separate storage room, offering flexible space ideal for hobbies, home working, or further storage.

The accommodation comprises four well-proportioned bedrooms. Bedroom One is a beautifully presented principal suite featuring Velux windows, a large window overlooking the courtyard garden, built-in wardrobes, and a modern en suite with double shower. Bedroom Two is another generous double bedroom benefitting from a recently renovated en suite shower room.

Bedroom Three is a comfortable double bedroom, while Bedroom Four is situated upstairs and provides an ideal guest bedroom or private teenage retreat.

This unique and characterful property perfectly combines countryside living with versatile family accommodation and exceptional outdoor entertaining space.

REASONS TO BUY

- Stunning countryside views.
- Character farmhouse kitchen with Aga.
- Two beautifully landscaped gardens with outdoor kitchen.
- Four generous double bedrooms.
- Two en-suite shower rooms.
- Bright and spacious sun room.
- Cosy lounge with multi-fuel stove.
- Peaceful rural setting.
- Flexible accommodation for families or guests.
- Within in walking distance of the amenities in both Guiseley, Yeadon and Otley

Environs

Situated on the desirable Carlton Lane, The Byre enjoys a peaceful residential setting, positioned on the north-western edge of Leeds. The area combines a strong community feel with excellent access to surrounding towns and countryside.

Nearby, the vibrant centres of Guiseley and Horsforth offer an extensive range of amenities including supermarkets, cafés, restaurants, and leisure facilities,

while the historic market town of Otley provides further completion. independent shops, riverside walks, and traditional pubs.

For commuters and frequent travellers, the property is particularly well placed, with excellent access to Leeds city centre and strong transport links via nearby train stations. In addition, Leeds Bradford Airport is just a short drive away, making international and domestic travel highly convenient.

The surrounding area is rich in outdoor space, with scenic countryside, local parks. Well-regarded schools are also within easy reach, further enhancing the area's appeal for families.

Overall, this location offers an excellent balance of suburban convenience, strong connectivity, and access to some of West Yorkshire's most desirable towns and countryside.

SERVICES

We are advised that the property benefits from a private borehole water supply, mains electricity, oil-fired heating, and a septic tank drainage system.

LOCAL AUTHORITY

Leeds City Council

TENURE

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

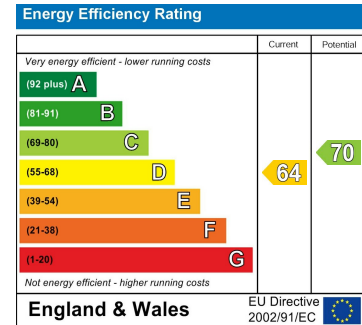
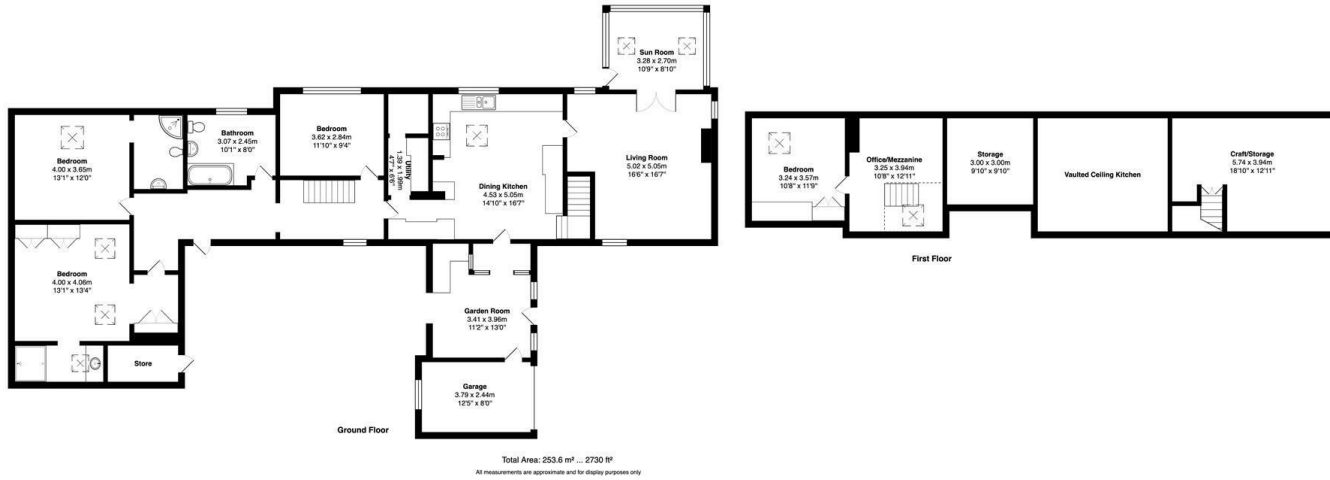
VIEWING ARRANGEMENTS

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

Please note some images may contain CGI

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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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