HARROGATE ROAD

NORTH LEEDS, LS17 9JB

£1,695,000

FREEHOLD

Highwood is an exclusive and prestigious property, located within a private, gated development of just four homes, nestled in a semi-rural setting between Alwoodley and Harewood. This exceptional stone-built, detached barn conversion, offered exclusively through Monroe, boasts stunning grounds and picturesque views over the surrounding countryside.

MONROE

SELLERS OF THE FINEST HOMES

HARROGATE ROAD

• Exclusive detached stone property • Six-acre estate with a walled garden and orchard • Exceptional outbuilding potential • Incredible long reaching views • Private gated development • Over 3300 Sqft of internal space • Extensive garage space • Security Cameras and an alarm

Highwood, Harrogate Road

Upon entering the property, the welcoming entrance hall provides access to the principal reception rooms and creates a natural connection between the different areas of the home. The main living room is an impressive and comfortable space, offering excellent flexibility for both relaxing and entertaining, with large windows allowing plenty of natural light to fill the room.

The sun room provides a further versatile reception space with a pleasant connection to the outside, making it ideal for enjoying the garden throughout the year. A generous dining room offers an excellent setting for formal meals and entertaining, while the separate family room provides additional flexible living space, ideal as a sitting room, family lounge, playroom or entertaining area.

The kitchen sits at the heart of the ground floor and is complemented by a separate dining area, creating a sociable space well suited to family life. A useful utility room provides additional practical workspace, while a downstairs WC completes the ground floor accommodation.

To the first floor are four well-proportioned bedrooms, offering excellent flexibility for family, guests or home working. The principal bedroom provides an impressive private retreat, while the remaining bedrooms offer versatile accommodation to suit a variety of needs. The floor is further served by shower room and bathroom facilities.

Externally, the property is accompanied by 6 acres of land with nature walks and Eccup Reservoir on your doorstep, predominantly laid to open grassland and enjoying a peaceful rural setting with mature woodland, open countryside and far-reaching views towards the nearby reservoir. The grounds also benefit from a fruit orchard, adding to the property's charm and rural appeal, alongside an extensive range of garages and outbuildings, including a dedicated workshop, providing excellent space for storage, vehicles, hobbies or a variety of other uses, subject to any necessary consents.

The property is accessed via a private road, leading to electric gates with an intercom system. The driveway at the front provides parking for vehicles and leads to a double garage. To the rear, a wooden farm-style gate opens to a block-paved driveway with ample parking for multiple vehicles and access to two outbuildings, ideal for conversion subject to planning, building regulations and title restrictions.

CGI imagery has been used in this listing to show furniture arrangements.

REASONS TO BUY

- Exclusive detached stone property
- Six-acre estate with a walled garden and orchard
- Exceptional outbuilding potential
- Incredible long reaching views
- Private gated development
- Over 3300 Sqft of internal space
- Extensive garage space
- Security Cameras and an alarm

ENVIRONS

Located on the northern edge of the picturesque Leeds countryside, offering an effortless commute to the thriving commercial centre of Leeds, as well as the popular towns of Harrogate, Wetherby, and the stunning Yorkshire countryside beyond. In the local area, there is the highly esteemed Grammar School at Leeds and several championship golf courses. Rich in amenities, Alwoodley has an array of top-quality coffee shops and restaurants as well as being situated close to several sports facilities including David Lloyd. The ever-expanding Leeds Bradford International Airport is also just a short drive away, as is the national motorway network, making this property the perfect hub for both business and pleasure.

Leeds City Centre, Harrogate, York, and Wetherby are also easily accessible via frequent public transport links.

SERVICES

We are advised that the property has mains fresh water, electricity and private 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.

HARROGATE ROAD

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

Council Tax – Band H

Viewings – By Appointment Only

Floor Area – 4851.00 sq ft

Tenure – Freehold

Gross internal floor area for main house including garage & eaves (approx.): 307.0 sq m (3,305 sq ft)
Gross internal floor area for outbuildings (approx.): 143.6 sq m (1,546 sq ft)
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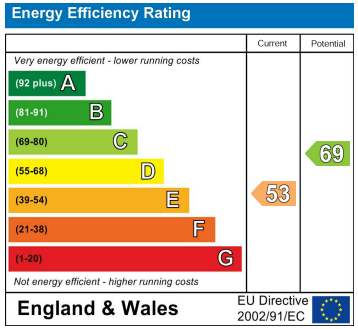

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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