



THE STABLES

Manor House Lane, Alwoodley

Carter Jonas

THE STABLES, MANOR HOUSE LANE, ALWOODLEY, LEEDS, WEST YORKSHIRE LS17 9JD

Leeds City Centre - 5 miles

Harrogate - 10 miles

M1 & M62 motorways - 8 miles

Leeds/Bradford International Airport - 8 miles

The Stables is just one of four lovely individual private residences within this exclusive secure development together with a double garage and generous additional parking space. The property has been significantly improved and extended by the present owners and now successfully combines period features with a very high standard of modern appointment. The private formal gardens were professionally landscaped and include a bespoke summerhouse which could be a gymnasium or home office if preferred.

The property occupies a very secluded position close to Alwoodley golf course and open countryside. The property is situated in one of North Leeds most exclusive addresses off Wigton Lane just a short drive from Moortown Corner having a Marks and Spencer's Food Hall and the ring road with Sainsbury's complex. There is easy access to local amenities and most denominations of schools including the acclaimed Grammar School at Leeds within walking distance. Nearby sporting facilities include the David Lloyd Centre and excellent golf courses including Alwoodley and Sandmoor, the former quite literally on the doorstep.

The accommodation is first approached from a spacious, light reception hallway with polished limestone floor, beams, guest cloakroom and which initially leads into a comfortable formal sitting room with log burner, exposed beams and French door opening into the garden. An outstanding feature of the property is the luxurious open plan family living/dining kitchen with bespoke fitted units by Ian Watkinson, quartz preparation surfaces and integrated appliances. There is a significant central island

A STUNNING EXTENDED PERIOD BARN CONVERSION OF EXCEPTIONAL QUALITY WITHIN A GATED COURTYARD DEVELOPMENT AND PRIVATE LANDSCAPED GARDENS ENJOYING COUNTRYSIDE VIEWS ON THE FRINGE OF THE SOUGHT AFTER NORTH LEEDS SUBURB OF ALWOODLEY.





with breakfast bar and a dining area with fitted seating all of which has polished limestone flooring. Two steps lead down into the living room with exposed stone wall, wood burning stove flanked by two display recesses and fitted cupboards and bi fold doors open out from both the kitchen and living room onto the full length terrace making it perfect for entertaining. There is a fitted utility room which provides internal access into the garage and also the rear garden.

At first floor level is a galleried landing with exposed roof trusses and a private lobby leading to the principal bedroom with vaulted ceiling, exposed truss and beams and a luxury ensuite bath/shower room and fitted dressing room. There is also direct access onto the private roof terrace enjoying stunning far reaching views. The second guest bedroom has en suite shower room and fitted wardrobes and there are then three further bedrooms and a luxury house bath/shower room.

Outside, electric gates with security entry phone system open into the courtyard where there are two private parking spaces, visitor spaces in front of the house and a double garage. The beautiful formal gardens lie principally to the rear and enjoy a high degree of privacy whilst enjoying some magnificent far reaching views over the adjoining open greenbelt. Principally lawned the garden is designed for relative ease of maintenance with established flower borders, full length paved sun terrace perfect for outside entertaining and leading down to a sunken circular seating area with fire pit.

ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

Viewing: By appointment through the selling agents – Carter Jonas – 01423 523423.

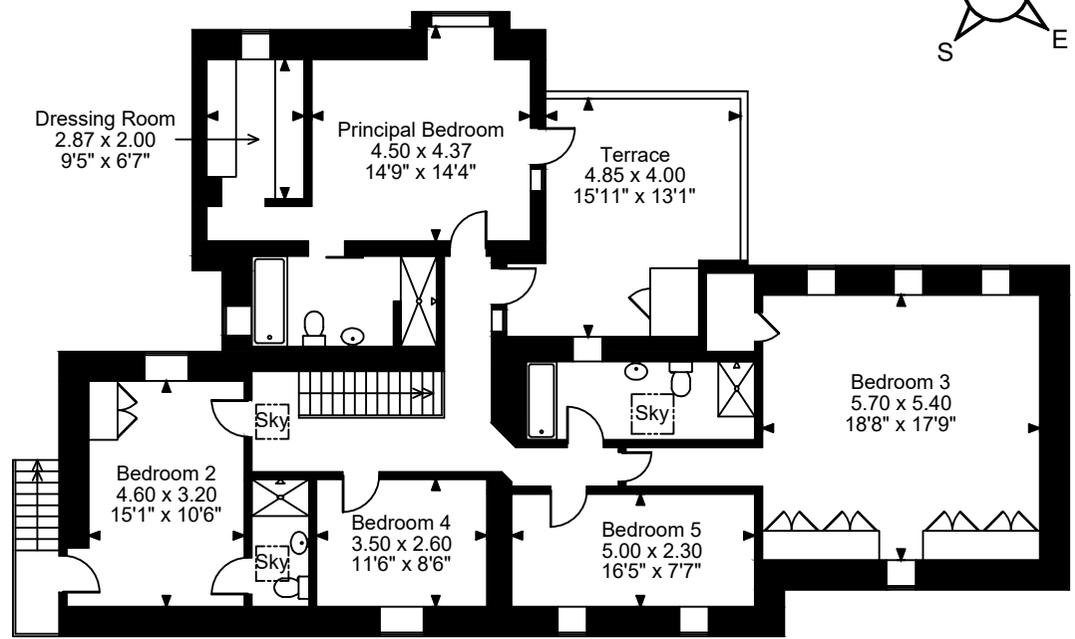
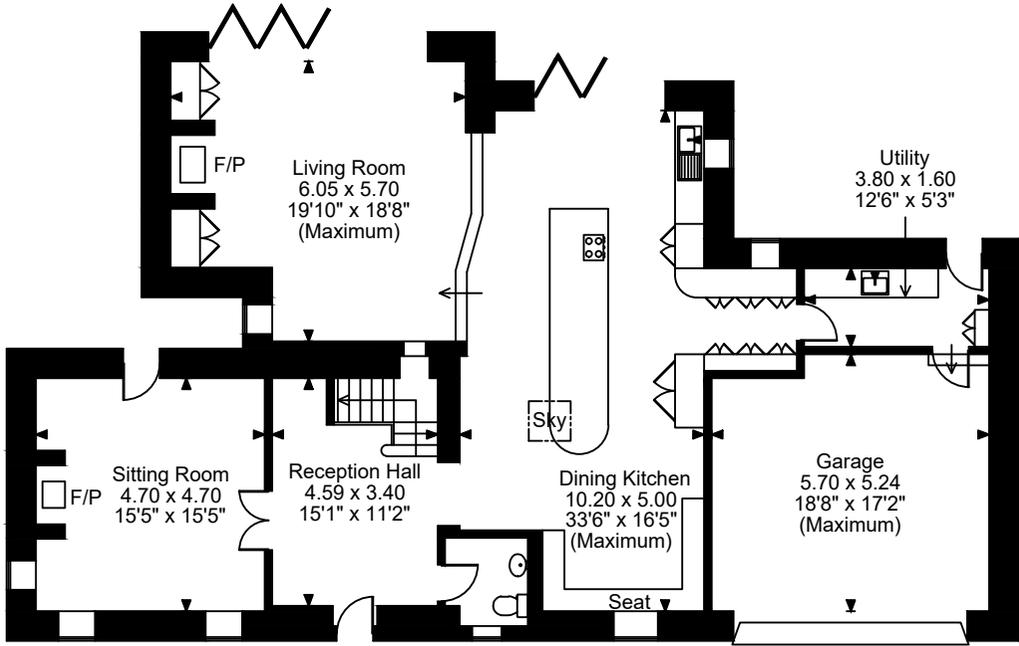
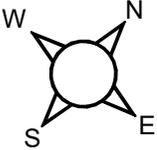
Directions - LS17 9JD: Travelling out of Leeds on the A61 cross the outer ring road and continue along the Harrogate Road. After approximately ½ a mile turn right at the Alwoodley Gates traffic lights onto Wigton Lane and take the third turning on the left into Manor House Lane. Continue down the lane which bisects Alwoodley Golf Course and after approximately ¼ of a mile the entrance to the courtyard is at the end of the lane on the right.





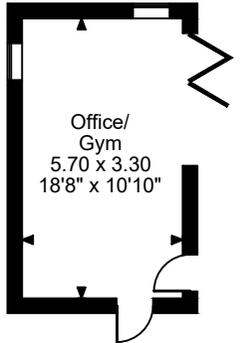


The Stables, Manor House Lane, Alwoodley
Approximate Gross Internal Area
Main House = 2,951 sq ft / 274 sq m
Garage = 311 sq ft / 29 sq m
Office/Gym = 202 sq ft / 19 sq m
Terrace external area = 208 sq ft / 19 sq m
Total = 3,464 sq ft / 322 sq m



Ground Floor

First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Harrogate & Leeds 01423 523423

harrogate@carterjonas.co.uk

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

carterjonas.co.uk

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