

The Manor

41 Farrer Lane, Oulton, Leeds

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A stunning architect-designed five-bedroom house with a home cinema, indoor pool, gym and annexe potential.

A truly impressive light-filled detached family home providing a wealth of modern amenities, generously proportioned rooms and full-height glazing together with an extremely high specification throughout. It has a generous landscaped garden with outdoor kitchen to the rear and is set in a desirable and highly commutable village.



5 RECEPTION ROOMS



5 BEDROOMS



6 BATHROOMS



DOUBLE GARAGE



GENEROUS PLOT



FREEHOLD



VILLAGE



**6,415 SQ FT
(596 SQ M)**



**GUIDE PRICE
£2,995,000**

The property

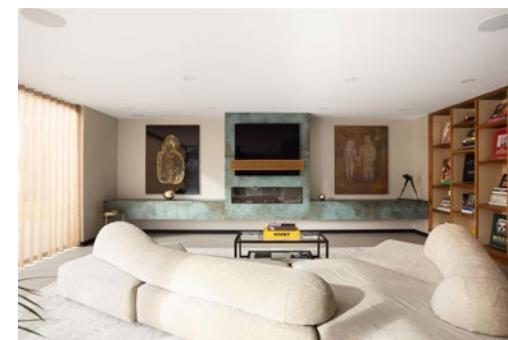
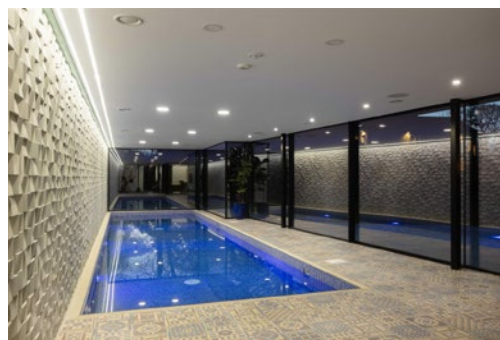
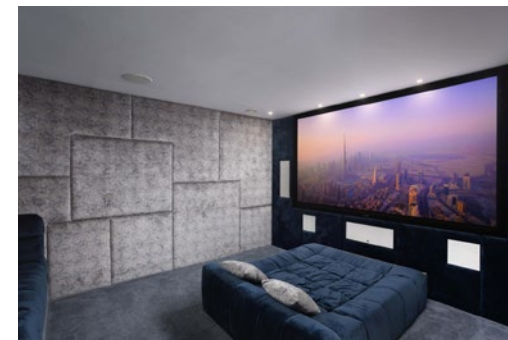
The Manor is a truly spectacular and substantial home with a total of 6,415 sq. ft of beautifully styled contemporary accommodation. Built by the current owner in 2019, using the finest materials, quality fixtures and fittings and state of the art technology the property features splendid stone elevations alongside modern glazing and architecture and boasts an aesthetic that stands out from the crowd.

An impressive glass atrium entrance welcomes you straight into the magnificent dining hall with its high ceiling and galleried landing above and striking Bisca bespoke floating staircase with glass balustrades and open risers allow a view through the staircase to the garden beyond. The predominantly open plan ground floor accommodation, configurable to the purchasers' own requirements, features polished concrete flooring, wet zoned under underfloor heating, feature LED lighting, ceiling speakers and a wealth of full height glazing throughout.

On one side, it opens into a sitting room featuring a fabulous, polished plaster wall-mounted fireplace and bespoke storage, as well as a useful cloaks cupboard/ cloakroom and an enclosed, soundproofed cinema room.

On the other side, it leads to a stylish bespoke kitchen with a range of contemporary wall and base units, including a large central island with a breakfast bar and quartz work surfaces. There is a range of modern integrated Miele and Gaggenau appliances, such as two full height wine fridges, coffee machine, double oven, fridge and gas hob. Sliding patio doors provide a seamless connection to the outside and to the westerly rear terrace.

The ground floor accommodation is completed by an impressive leisure complex providing a gym with mosaic-tiled sauna, shower room and access to the front aspect and an inter-connecting 55 ft pool room with fabulous garden views.



Stairs from the kitchen lead down to the lower ground floor hallway giving access to a comfortable snug, fitted kitchen, utility room, two double bedrooms, both with en suite shower rooms and useful second cloakroom. There is also access direct out to the garden. The whole is suitable for use as a self-contained annexe which would be ideal for multinational living or for those with a dependant relative.

On the first floor the splendid galleried landing with glass balustrades leads to the luxurious rear-aspect vaulted principal suite with a full height picture window looking out to the garden, a fitted walk-in wardrobe and fully tiled en suite shower room, both with doors leading to a rear balcony. The property's two remaining vaulted bedrooms—one with a walk-in wardrobe, mezzanine bed deck, and a door to the balcony—each have en suite shower rooms, completing the accommodation.

Outside

Set behind brick walling and having plenty of kerb appeal, the property is approached through a sliding electric gate over a tiled forecourt providing private, secure parking and giving access to the detached double garage. The generous part-walled landscaped garden surrounding the property is laid mainly to level lawn and features an outdoor kitchen with pizza oven and a spacious porcelain-tiled terrace creating the perfect entertaining space.



Key Locations

- Temple Newsam House & Estate
- St Aidan's Nature Reserve
- Lotherton Hall
- Leeds City Museum
- Royal Armouries Museum
- Thackray Medical Museum
- Roundhay Park
- Harewood House

Nearby Stations

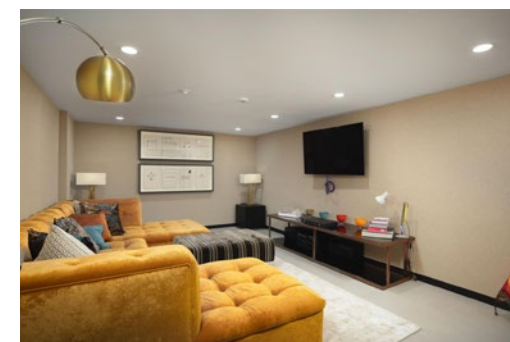
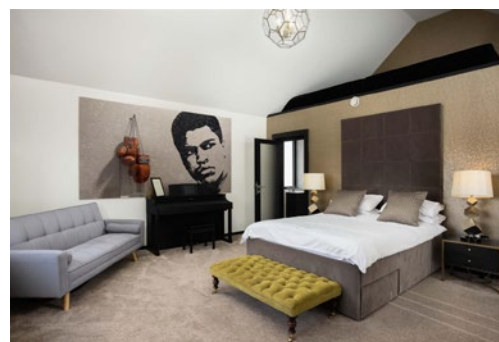
- Woodlesford
- Outwood
- Leeds

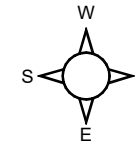
Nearby Schools

- Queenswood School
- The Grammar School at Leeds (GSAL)
- Moorlands School
- Richmond House School
- The Froebelian School
- Gateways School

Distances

- Woodlesford 0.5 miles
- Rothwell 1 mile
- Leeds (city centre) 6 miles
- Morley 6 miles
- Wakefield 8 mile





Location

Oulton is a well-connected and desirable village on the outskirts of Leeds, offering a blend of local charm, green spaces, and excellent amenities. It's home to the renowned Oulton Hall Hotel, Spa & Golf Resort, along with local shops, pubs like the Three Horseshoes Inn. The area benefits from strong transport links: frequent bus services (routes 140, 141, 9A, and 446), nearby Woodlesford railway station (offering regular services to Leeds and Wakefield), and easy access to major roads including the A639, A642, and the M1/M62 network. Residents also enjoy proximity to St Aidan's Nature Reserve and walking/cycling routes connecting to Rothwell and surrounding villages.

Floorplans

Main House internal area 6,035 sq ft (561 sq m)
Garage internal area 380 sq ft (35 sq m)
Total internal area 6,415 sq ft (596 sq m)
For identification purposes only.

Directions

LS26 8JL - [what3words: //dragon.shipwreck.kickbacks](https://what3words.com/dragon.shipwreck.kickbacks)

General

Local Authority: Leeds City Council

Services: Mains gas, electricity, water and drainage.
Gas-fired central heating. Underfloor heating in all bathrooms.

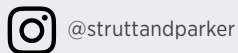
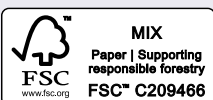
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: B

The position & size of doors, windows, appliances and other features are approximate only.
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