

The View
Fieldhead Drive, Barwick in Elmet



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**Main house 2,646 sq. ft (246 sq. m)
2 reception rooms | 4 bedrooms | 3 bathrooms
Garage | Greenhouse | Outbuilding
Approx. 13 acres | Mature orchard | Village**

Guide price £1,300,000

An impressive, detached house with renovation and development potential, nestled in its own private grounds of approx. 13 acres on the edge of a highly sought-after village

An exceptional detached family residence occupying a wonderfully private and secluded setting on the edge of the sought-after village of Barwick in Elmet. Surrounded by mature gardens and enjoying an idyllic outlook across open countryside, the property offers beautifully proportioned accommodation extending to four bedrooms, together with tremendous scope for refurbishment, remodelling or redevelopment, subject to the necessary planning consents. Designed with an emphasis on light and space, the house retains a wealth of distinctive mid-century Scandinavian-inspired architectural details, creating a home of considerable character and enduring appeal. A welcoming reception hall, with its original timber panelling and French doors opening onto the rear terrace, provides an elegant introduction to the accommodation. The magnificent 27-foot sitting room forms the heart of the home, enjoying a triple-aspect orientation with full-height glazing, French doors opening to the gardens and a striking central fireplace, creating an exceptionally light and inviting living space. A separate drawing room, complete with an attractive window seat, offers a more intimate retreat. The kitchen is fitted with quality timber cabinetry, integrated appliances and a traditional five-oven Aga, with ample space for informal dining. Adjoining pantry and utility rooms provide excellent storage and practical ancillary space, enhancing the functionality of the home. The first floor is arranged around an impressive galleried landing, leading to four generously proportioned double bedrooms. The principal suite enjoys a peaceful garden outlook, complemented by an en suite shower room and double doors opening onto a private balcony overlooking the private grounds. A second bedroom benefits from panoramic views across the gardens and surrounding countryside, while a further bedroom incorporates a shower area, offering potential to create an additional en suite, subject to any necessary alterations. Finally there is a well-appointed family bathroom, featuring both a Jacuzzi spa bath and separate shower.



Approached via a gated entrance at the end of the exclusive Fieldhead Drive, the property enjoys an exceptional degree of privacy. A generous driveway provides ample parking and access to two garages, a greenhouse and a substantial detached outbuilding, presenting exciting potential for a variety of future uses, including ancillary accommodation, a studio or home office, subject to the necessary consents. The mature rear gardens provide a truly idyllic setting, with an extensive terrace perfectly positioned for outdoor entertaining and al fresco dining. Sweeping lawns are framed by established trees, a delightful orchard planted with a variety of mature apple and pear trees and specimen planting, creating a wonderful sense of seclusion, while the gardens back directly onto open fields and meadows, offering uninterrupted views and a rare connection with the surrounding countryside. The whole extending to approx. 13 acres.

Location
The property lies just outside the sought-after village of Barwick-in-Elmet, a characterful and historic settlement seven miles east of Leeds city centre, set amid open West Yorkshire countryside. The village has three traditional public houses, two general stores with a post office, a coffee shop and deli, a parish church and a village hall, while the famous 86-foot maypole is a celebrated local landmark. Secondary schooling is available in nearby Garforth and Boston Spa, with a well-regarded Church of England primary school within the village itself. The town of Garforth, approximately three miles away, provides supermarkets, restaurants and further everyday amenities, including a railway station with regular services to Leeds and York. The A1, M1 and A64 are all within easy reach, providing excellent road connections towards Leeds, Wetherby and the wider motorway network, while Leeds Bradford Airport is approximately 14 miles away. Postcode region: LS15

General
Local Authority: Leeds City Council
Services: Mains electricity and water. Private drainage which we believe may not be compliant, further information is being sought.
Council Tax: Band H | EPC Rating: F
Tenure: Freehold
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



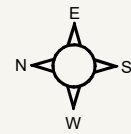
The View, Fieldhead Drive, Leeds

Main House internal area 2,646 sq ft (246 sq m)

Garages internal area 690 sq ft (64 sq m)

Outbuildings internal area 1,815 sq ft (169 sq m)

Total internal area 5,151 sq ft (479 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

--- Denotes restricted head height

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