

Millfield House
Harrogate Road, Leeds



Strutt
& Parker

Land and property. Since 1885.



Main house 5,825 sq. ft (541 sq. m)
7 reception rooms | 5 bedrooms | 5 bathrooms
Triple garage and workshop
Landscaped gardens | 6 acres

Guide price £2,250,000

An imposing period residence set within extensive landscaped grounds, offering a wealth of character features and sophisticated living space, while enjoying far-reaching countryside views in a prime Leeds location.

A rare opportunity to acquire a residence of unparalleled prestige, Millfield House is a stunning synthesis of period architecture and high-specification modern living. From its striking stone façade to its meticulously curated interiors, this property represents the gold standard of luxury real estate.

Designed for the modern connoisseur, the ground floor offers a versatile layout optimized for both grand-scale hosting and private relaxation. The residence opens with an impressive hall leading to a series of sophisticated reception spaces, highlighted by grand fireplaces and timeless décor. The culinary heart of the home is a bespoke kitchen by Watsons of Harrogate that features a central island and professional-grade appointments, opening onto a light-filled dining space. The layout is further enhanced by a breathtaking octagonal sun room or orangery and an eastern wing that includes a secondary dining suite, and a substantial games room—perfect for the curated lifestyle.

The upper floor comprises four expansive double suites. The principal bedroom serves as a private oasis, featuring an en suite bathroom and a secluded balcony overlooking the grounds. Architectural interest is found throughout, from the dressing areas to the sculptural spiral staircase and mezzanine levels.

Complete with a triple garage and a sweeping driveway, the exterior is an exercise in landscape artistry that offers an exceptional degree of privacy. The gardens benefit from a designer water feature and system with stone channelling, waterfalls and lanterns, creating a tranquil escape. Extensive terraces and lush, mature greenery provide the perfect backdrop for outdoor entertaining. Beyond the manicured gardens, the property extends to approximately six acres of rolling paddock and grazing land, ideal for equestrian pursuits or nature retreats.



Millfield House is more than a home; it is a legacy estate.

Location
Millfield House enjoys a highly desirable position on Harrogate Road, within the prestigious north Leeds suburb of Alwoodley. The setting combines a peaceful semi-rural feel with excellent access to everyday amenities, with nearby Alwoodley, Moortown and Street Lane offering supermarkets, independent shops, cafés, restaurants and leisure facilities. Leeds, Harrogate and Wetherby are all easily reached, providing a wider choice of services and cultural attractions. The area is particularly well regarded for education, with The Grammar School at Leeds close by, alongside respected independents such as Gateways and Richmond House. Ashville College in Harrogate is also accessible. State education is also strong, with Roundhay and Allerton Grange among the leading options.

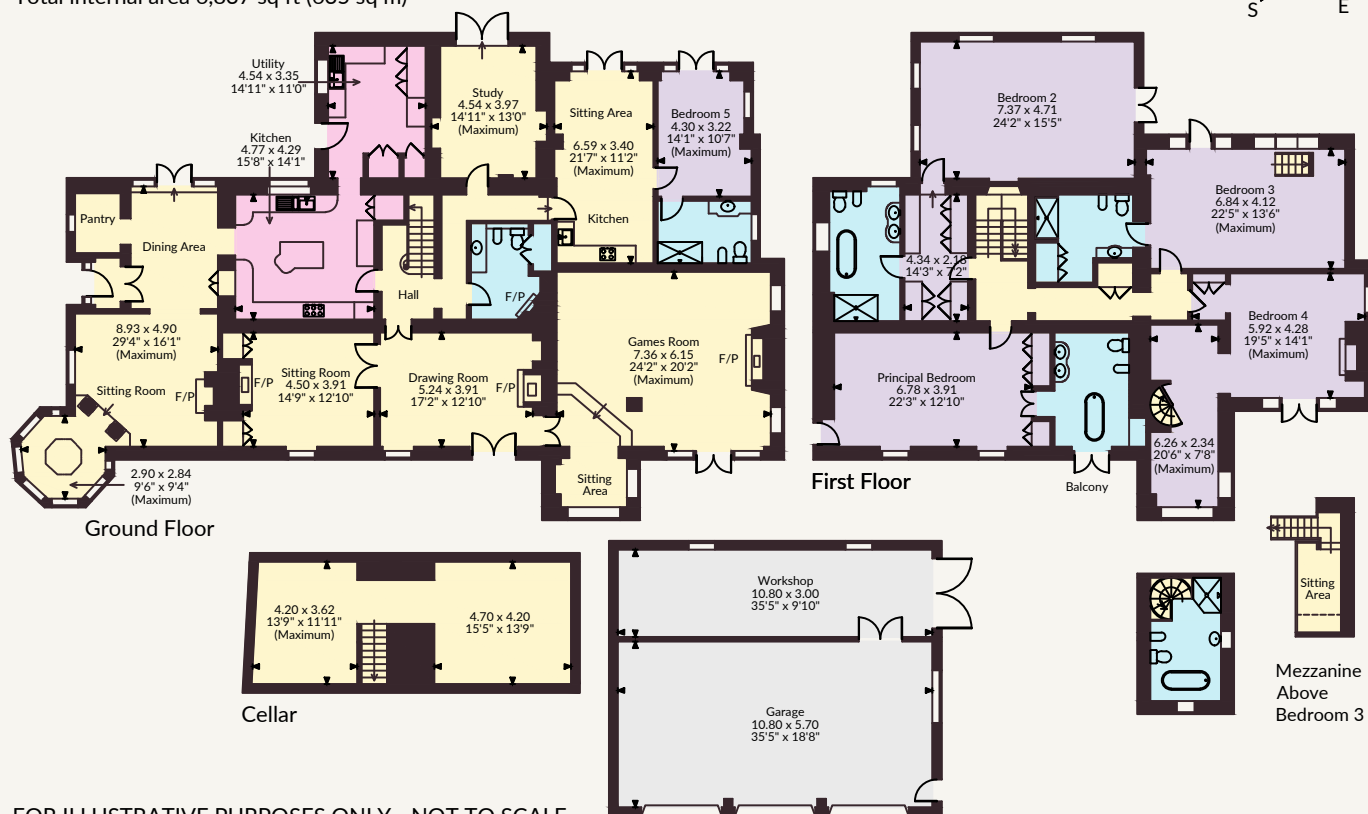
For commuters, Harrogate Road (A61) provides direct links to Leeds and Harrogate, while the A1(M), M1 and M62 are readily accessible. Leeds railway station offers regular services to London, Manchester, York and Edinburgh, and Leeds Bradford Airport lies approximately 8 miles away.

Postcode region: LS17

General
Local Authority: Leeds City Council.
Services: Mains electric and water. Private drainage which we believe to be compliant.
Council Tax: Band G
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Millfield House Harrogate Road, Leeds
 Main House internal area 5,825 sq ft (541 sq m)
 Garage internal area 663 sq ft (62 sq m)
 Workshop internal area 349 sq ft (32 sq m)
 Total internal area 6,837 sq ft (635 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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8697471/SAK

Strutt & Parker Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

01423 561274 | harrogate@struttandparker.com



@struttandparker struttandparker.com

**Strutt
& Parker**

Land and property. Since 1885.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken July 2026. Particulars prepared July 2026.