



The Farmhouse, Owlet Hall Farm, Harrogate Road, Leeds
£2,750,000

Must be Seen | Freehold



Owlet Hall Farm is a modern, stone-built farmhouse situated on a 1.75 acre plot and has a south facing aspect, overlooking Eccup Reservoir. Within walking distance of The Grammar School at Leeds, Owlet Hall blends the best of a country retreat with close connections to both Leeds and Harrogate.

Life at Eccup includes waking up to the sound of migrating geese, welcoming the return of swifts and swallows each year, greeting the cattle, horses and deer that frequent the neighbouring fields and taking long country walks to Harewood and the surrounding areas. Blending this pace of life with the fact that Leeds city centre is 6 miles south and Harrogate only 15 minutes north, means a work life balance that cannot be found in many other places in England.

Offering over 7,000 square feet of living accommodation across two buildings which includes a separate guest Annexe, the property has everything the modern family or a couple that like to entertain, could possibly wish for.

Tenure: Freehold

Entrance hall

w: 6.35m x l: 13.77m (w: 20' 10" x l: 45' 2")

Entrance of the Farmhouse into large sitting room/dining room with double sided fireplace. Views over the garden and entrance through to the superb kitchen.

Office 1

w: 3.45m x l: 5.05m (w: 11' 4" x l: 16' 7")

Office/Gym is accessible from the sitting room with views over the gardens.

Kitchen/diner

w: 7.52m x l: 8.59m (w: 24' 8" x l: 28' 2")

Superb kitchen/dining room that is also a superb family room.

Living room

w: 5.03m x l: 6.35m (w: 16' 6" x l: 20' 10")

Spacious sitting room which works well as a tv room with access through to the sun room/playroom.

Sun

w: 3.45m x l: 5.13m (w: 11' 4" x l: 16' 10")

Sun room/Playroom has doors leading through to the garden and children's play area.

Utility

w: 3.15m x l: 3.45m (w: 10' 4" x l: 11' 4")

Utility room is spacious and has plumbing for a washing machine and dryer

Garage

w: 6.93m x l: 8.2m (w: 22' 9" x l: 26' 11")

Double garage with power and lighting.

FIRST FLOOR:

Beautiful galleried landing with views down to the ground floor.

Master bedroom

w: 5.23m x l: 6.15m (w: 17' 2" x l: 20' 2")

Large Master Bedroom with doors leading to the en-suite and walk in dressing room and door leading to the balcony with far reaching views of the countryside.

Bedroom 2

w: 4.22m x l: 5.28m (w: 13' 10" x l: 17' 4")

Spacious bedroom with large en-suite facilities.

Bedroom 3

w: 4.09m x l: 4.39m (w: 13' 5" x l: 14' 5")

Double bedroom with en-suite facilities.

Bedroom 4

w: 2.87m x l: 5.61m (w: 9' 5" x l: 18' 5")

Double room leading through to the office

Bedroom 5

w: 3.1m x l: 4.67m (w: 10' 2" x l: 15' 4")

Double room with en-suite facilities.

Access

To the lower ground floor is a superb Home Cinema Room and Games Room

Please note

The annexe is being sold with the main house but is officially a separate property.

The annexe is a 2 bedroom property that could easily be converted to a 3 bedroom property.

Entrance hall

Entrance through to the annexe leads to a hallway with stairs up the first floor and door through to the living room and through to the kitchen/dining room.

Living room

w: 6.05m x l: 6.35m (w: 19' 10" x l: 20' 10")

Sitting room which is also currently being used as a home gym.

WC

Guest w/c with access from the living room or kitchen/diner

Kitchen/diner

w: 3.15m x l: 6.05m (w: 10' 4" x l: 19' 10")

Modern range of wall and base units with worktops over. Space for dining table.

Bedroom 1

w: 5.21m x l: 6.05m (w: 17' 1" x l: 19' 10")

Bedroom 1 of the annexe could be split into two rooms to convert the annexe into a 3 bedroom property. There are en-suite facilities.

Bedroom 2

w: 3.02m x l: 6.05m (w: 9' 11" x l: 19' 10")

Large double room with en-suite facilities.

Front Garden

There are superb lawn gardens with a putting green and children's play area. The driveway is accessed through a secure gate with access code. The patio stretches all the way through the lawn gardens and countryside.

Garden

There is off road parking for at least a dozen vehicles and there is also rear access.

Please note

There is planning in place for a new roof structure to increase the first floor space and single storey porch. There is also planning in place to change the use of the annexe as a separate dwelling with construction of a single storey extension.

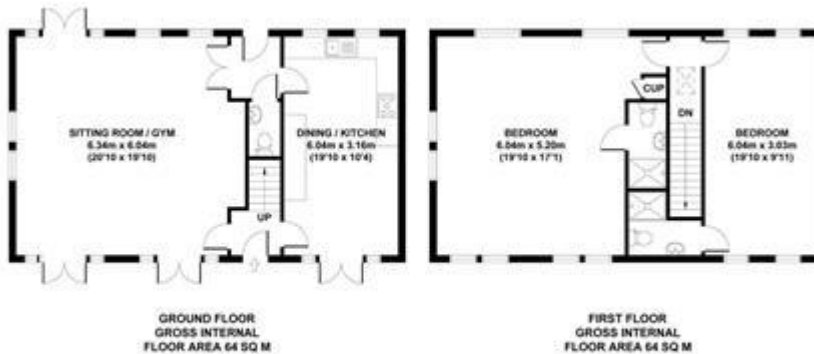


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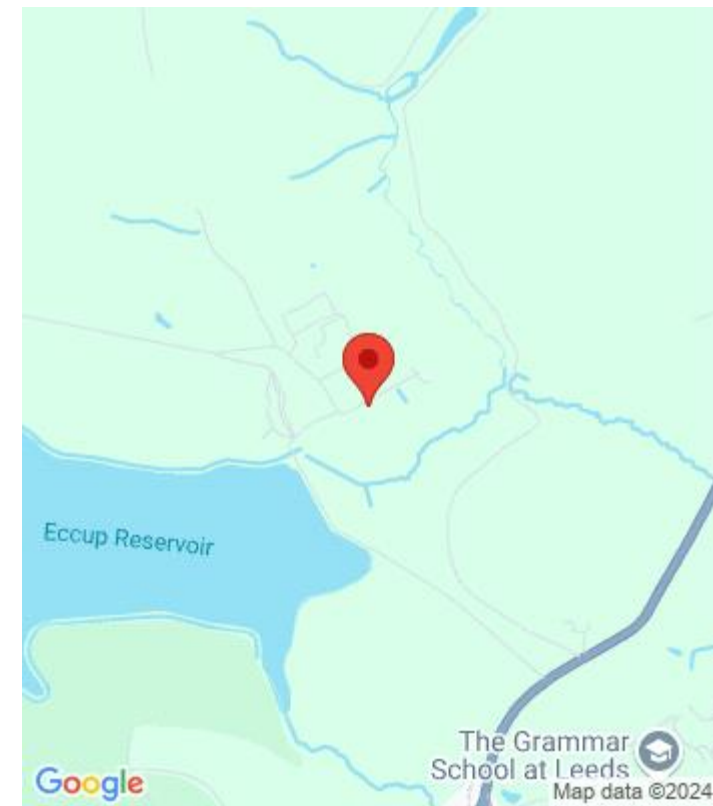
THE FARMHOUSE
APPROX. GROSS INTERNAL FLOOR AREA 566 SQ M / 6092 SQ FT

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Farm House Annexe, Owllet Hall Farm, Eccup Moor Road, Eccup, Leeds, LS17 7RJ
APPROX. GROSS INTERNAL FLOOR AREA 128 SQ M / 1378 SQ FT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		97
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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